MOUNT REGENCY
御半山

PHASE Ⅱ 期

SALES BROCHURE 售樓説明書

MOUNT REGENCY
御半山

PHASE Ⅱ 期

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

You are advised to take the following steps before purchasing first-hand residential properties.

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the first-hand residential property market.
- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. Fees, mortgage loan and property price

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
- Check recent transaction prices of comparable properties for comparison.
- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;
  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - whether individual owners have responsibility to maintain slopes.

[1] The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following –
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

6. Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

7. Information on Availability of Residential Properties for Selection at Sales Office

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).
- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

- Consider appointing your own solicitor to protect your interests. If the solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.
- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

- For uncompleted residential property under the Lands Department Consent Scheme, seek confirmation from the vendor whether the "Pre-sale Consent" has been issued by the Lands Department for the development.

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

For first-hand uncompleted residential properties and completed residential properties pending compliance

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor's control;
    - war; or
    - inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

[3] Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

For first-hand completed residential properties

16. Vendor's information form

- Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intend to purchase.

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

For complaints and enquiries relating to the sales of first-hand residential properties by the vendors which the Ordinance applies, please contact the Sales of First-hand Residential Properties Authority -

Website	:	www.srpa.gov.hk
Telephone	:	2817 3313
Email	:	enquiry_srpa@hd.gov.hk
Fax	:	2219 2220

Other useful contacts:

Consumer Council		
Website	:	www.consumer.org.hk
Telephone	:	2929 2222
Email	:	cc@consumer.org.hk
Fax	:	2856 3611
Estate Agents Authority		
Website	:	www.eaa.org.hk
Telephone	:	2111 2777
Email	:	enquiry@eaa.org.hk
Fax	:	2598 9596
Real Estate Developers Association of Hong Kong		
Telephone	:	2826 0111
Fax	:	2845 2521

Sales of First-hand Residential Properties Authority

Transport and Housing Bureau

August 2017

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網(下稱「銷售資訊網」)(網址：www.srpe.gov.hk)，參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
- 查閱同類物業最近的成交價格，以作比較。
- 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額(如有)、特別基金金額(如有)、補還的水、電力及氣體按金(如有)、以及/或清理廢料的費用(如有)。

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料[1]。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契(或公契擬稿)。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契(或公契擬稿)的複本，供準買家免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
- 留意公契內訂明有關物業內可否飼養動物。

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

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[1] 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 —

(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

- 留意在賣方(包括其獲授權代表)就有關住宅物業向公眾提供價單前，賣方不得尋求或接納任何對有關住宅物業的購樓意向(不論是否屬明確選擇購樓意向)。因此您不應向賣方或其授權代表提出有關意向。
- 留意在有關住宅物業的銷售開始前，賣方(包括其獲授權代表)不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理(不一定是賣方所指定的地產代理)，以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：www.eaa.org.hk)，查閱牌照目錄。

12. 委聘律師

- 考慮自行委聘律師，以保障您的利益。該律師若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益。
- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

- 洽購地政總署「預售樓花同意方案」下的未落成住宅物業時，應向賣方確認地政總署是否已就該發展項目批出「預售樓花同意書」。

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

[3] 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

- 確保取得最近三個月內印製有關您擬購買的一手已落成住宅物業的「賣方資料表格」。

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

任何與賣方銷售受條例所規管的一手住宅物業有關的投訴和查詢，請與一手住宅物業銷售監管局聯絡。

網址	www.srpa.gov.hk
電話	2817 3313
電郵	enquiry_srpa@hd.gov.hk
傳真	2219 2220

其他相關聯絡資料：

消費者委員會	
網址	www.consumer.org.hk
電話	2929 2222
電郵	cc@consumer.org.hk
傳真	2856 3611
地產代理監管局	
網址	www.eaa.org.hk
電話	2111 2777
電郵	enquiry@eaa.org.hk
傳真	2598 9596
香港地產建設商會	
電話	2826 0111
傳真	2845 2521

運輸及房屋局

一手住宅物業銷售監管局

2017年8月

Name of the Phase of the Development

Phase 2 ("the Phase") of Mount Regency Development ("the Development")

Tower 2A and 2B of the Phase is called "Mount Regency Phase II"

Name of the street and the street number

8 King Sau Lane*

*The provisional street number is subject to confirmation when the Phase is completed.

The Phase consists of 1 multi-unit building

Tower 2A and 2B

Total number of storeys of the multi-unit building

30 storeys (excluding Transfer Plate, Roof, Lift Machine Room Floor and Upper Roof)

Floor numbering in the multi-unit building as provided in the approved building plans for the Phase

LG/F, G/F, 1/F–3/F, 5/F–12/F, 15/F–23/F, 25/F–32/F

Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order

4/F, 13/F, 14/F and 24/F are omitted

Refuge floor (if any) of the multi-unit building

Roof

This Phase is an uncompleted phase

a. The estimated material date for the Phase, as provided by the Authorized Person for the Phase is 31 August 2020.

b. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.

c. For the purpose of the Agreement for Sale and Purchase, under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase, without limiting any other means by which the completion of the Phase may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed (as the case may be).

發展項目期數名稱

御半山發展項目(「發展項目」)的第2期(「期數」)期數中的第2A及2B座稱為「御半山II期」

街道名稱及門牌號數

景秀里8號*

* 此臨時門牌號數有待期數建成時確認。

期數包含1幢多單位的建築物

第2A及2B座

該幢多單位建築物的樓層的總數

30層(不包括轉換層、天台、升降機機房層及高層天台)

期數的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地下低層、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至32樓

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

不設4樓、13樓、14 樓及24樓

該幢多單位建築物內的庇護層(如有的話)

天台

本期數屬未落成期數

a. 由該期數的認可人士提供的該期數的預計關鍵日期為2020年8月31日。

b. 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

c. 為買賣合約的目的(根據批地文件，進行該買賣，需獲地政總署署長同意)，在不局限任何其他可用以證明該期數落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該期數已落成或當作已落成(視屬何情況而定)的確證。

Vendor

Great Alliance Limited

Holding companies of the Vendor

Hanpalava Limited

Time Effort Limited

Sun Hung Kai Properties Limited

Authorized Person

Wong Ka Man Carmen

The firm or corporation of which the Authorized Person is a proprietor, director or employee in her professional capacity

Sun Hung Kai Architects and Engineers Limited

Building Contractor

Teamfield Building Contractors Limited

The firm of solicitor acting for the Owner in relation to the sale of residential properties in the Phase

Woo Kwan Lee & Lo

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase

The Hongkong and Shanghai Banking Corporation Limited

Any other person who has made a loan for the construction of the Phase

Sun Hung Kai Properties Holding Investment Limited

賣方

建良有限公司

賣方的控權公司

Hanpalava Limited

Time Effort Limited

新鴻基地產發展有限公司

認可人士

黃嘉雯

認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

新鴻基建築設計有限公司

承建商

添輝建築有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所

胡關李羅律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海滙豐銀行有限公司

已為期數的建造提供貸款的任何其他人

Sun Hung Kai Properties Holding Investment Limited

(a) The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Phase.	Not Applicable
(b) The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not Applicable
(c) The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d) The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(e) The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(f) The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	A director of Sun Hung Kai Properties Limited is an immediate family member of an associate of the Authorized Person.
(g) The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable
(h) The vendor or a building contractor for the Phase is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable
(i) The vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j) The vendor, a holding company of the vendor, or a building contractor for the Phase, is a private company, and an authorized person for the Phase, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k) The vendor, a holding company of the vendor, or a building contractor for the Phase, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(l) The vendor or a building contractor for the Phase is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	An associate of the Authorized Person is a director of the Vendor, the Building Contractor and Sun Hung Kai Properties Limited.
(m) The vendor or a building contractor for the Phase is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not Applicable

(n) The vendor, a holding company of the vendor, or a building contractor for the Phase, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o) The vendor, a holding company of the vendor, or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(p) The vendor or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	A proprietor of Messrs. Woo Kwan Lee & Lo, Solicitors for the Vendor, is a director of Sun Hung Kai Properties Limited.
(q) The vendor or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not Applicable
(r) The vendor or a building contractor for the Phase is a corporation, and the corporation of which an authorized person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	Sun Hung Kai Architects and Engineers Limited, of which the Authorized Person is an employee in her professional capacity, is an associate corporation of the Vendor, the Building Contractor and the holding companies of the Vendor.
(s) The vendor or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	The Building Contractor is an associate corporation of the Vendor and its holding companies.

(a) 賣方或該期數的承建商屬個人，並屬該期數的認可人士的家人。	不適用
(b) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c) 賣方或該期數的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人。	否
(d) 賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f) 賣方或該期數的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人。	新鴻基地產發展有限公司的一名董事為認可人士的有聯繫人士的家人。
(g) 賣方或該期數的承建商屬個人，並屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i) 賣方或該期數的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人。	否
(j) 賣方、賣方的控權公司或該期數的承建商屬私人公司，而該期數的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k) 賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(l) 賣方或該期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	認可人士的一名有聯繫人士為賣方、承建商及新鴻基地產發展有限公司的一名董事。
(m) 賣方或該期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n) 賣方、賣方的控權公司或該期數的承建商屬私人公司，而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o) 賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(p) 賣方或該期數的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	賣方代表律師胡關李羅律師行的一位經營人為新鴻基地產發展有限公司的一名董事。
(q) 賣方或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r) 賣方或該期數的承建商屬法團，而該期數的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	認可人士以其專業身分擔任僱員的新鴻基建築設計有限公司屬賣方、承建商及賣方的控權公司的有聯繫法團。
(s) 賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	承建商屬賣方及其控權公司的有聯繫法團。

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數將有構成圍封牆的一部分的非結構的預製外牆。

The range of thickness of the non-structural prefabricated external walls of each block is 150mm.
每幢建築物的非結構的預製外牆的厚度範圍為 150 毫米。

Schedule of total area of the non-structural prefabricated external walls of each residential property
每個住宅物業的非結構的預製外牆的總面積表

Floor 樓層	Flat 單位	Total area of non-structural prefabricated external wall of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆總面積 (平方米)
Tower 2A 第2A座		
1/F 1樓	A	1.499
	B	0.670
	C	0.646
	D	0.646
	E	0.624
	F	2.038
	G	2.270
	H	0.959
	J	0.302
2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓	A	1.499
	B	0.670
	C	0.646
	D	0.646
	E	0.624
	F	2.038
	G	2.270
	H	0.959
	J	0.302
32/F 32樓	A	1.499
	B	0.670
	C	0.646
	D	–
	E	–

Floor 樓層	Flat 單位	Total area of non-structural prefabricated external wall of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆總面積 (平方米)
Tower 2B 第2B座		
1/F 1樓	A	1.523
	B	0.663
	C	0.827
	D	0.837
	E	1.201
	F	0.687
	G	1.139
	H	0.544
	J	0.591
2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓	A	1.523
	B	0.663
	C	0.827
	D	0.837
	E	1.201
	F	0.687
	G	1.139
	H	0.544
	J	0.591
32/F 32樓	A	1.523
	B	0.663
	C	–
	D	–

There will be no curtain walls forming part of the enclosing walls of the Phase.
期數將沒有構成圍封牆的一部分的幕牆。

The Manager to be appointed under the latest draft deed of mutual covenant

Kai Shing Management Services Limited

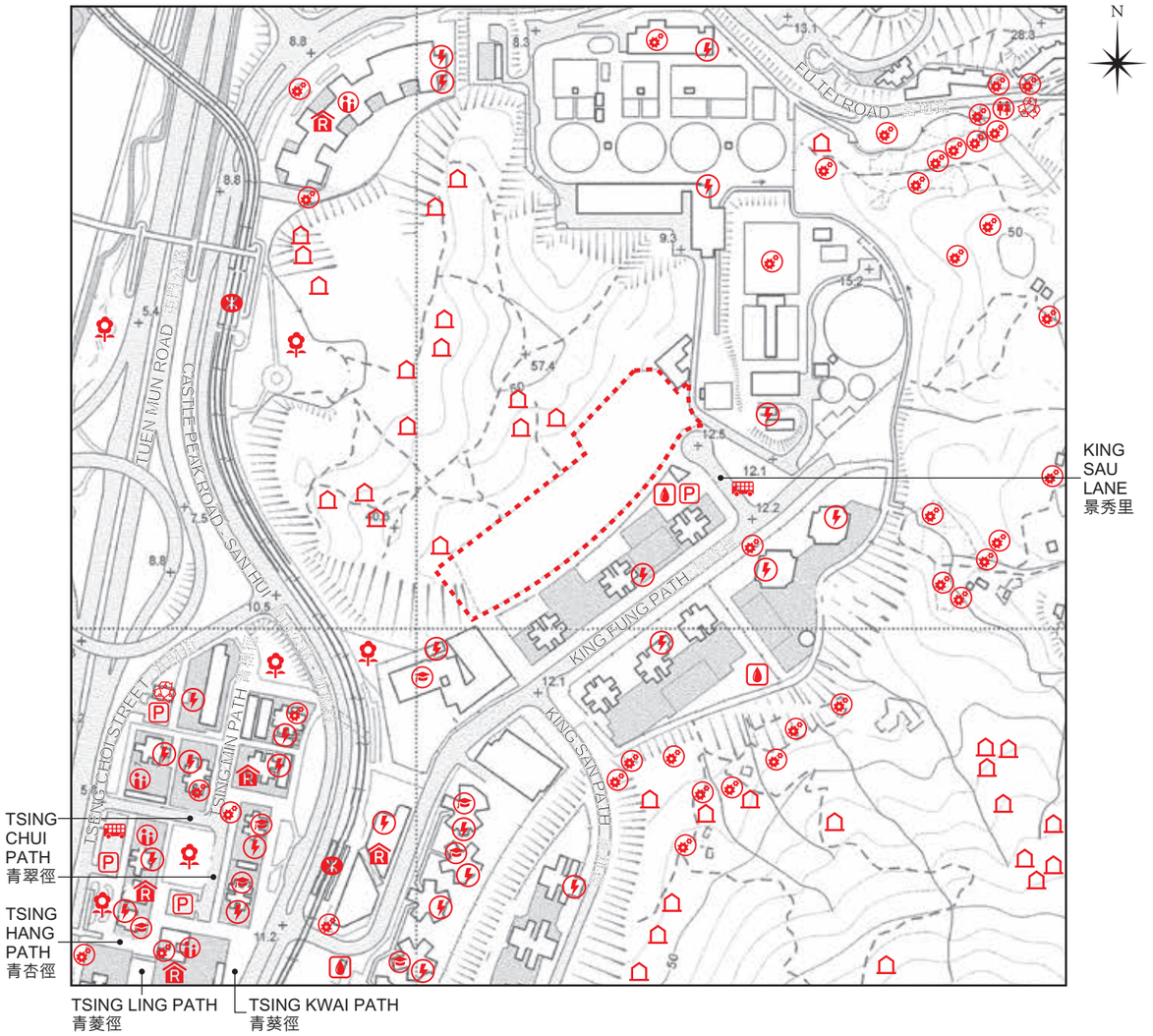
根據有關公契的最新擬稿獲委任的管理人

啓勝管理服務有限公司

LOCATION PLAN OF THE DEVELOPMENT
發展項目的所在位置圖

This Location Plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet No. 6-SW-A dated 21 August 2019 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是參考於2019年8月21日出版之地政總署測繪處之測繪圖（組別編號HP5C），圖幅編號6-SW-A，並由賣方擬備，有需要處經修正處理。



Location of the Development
發展項目的位置

Scale比例： 0 50 100 150 200 250M(米)

Notation 圖例

	Oil Depot	油庫
	Power Plant (including Electricity Sub-stations)	發電廠(包括電力分站)
	Cemetery	墳場
	Refuse Collection Point	垃圾收集站
	Public Carpark (including Lorry Park)	公眾停車場(包括貨車停泊處)
	Public Utility Installation	公用事業設施裝置
	Public Convenience	公廁
	Public Park	公園
	Public Transport Terminal (including Rail Station)	公共交通總站(包括鐵路車站)
	School (including Kindergarten)	學校(包括幼稚園)
	Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)	社會福利設施 (包括老人中心及弱智人士護理院)
	Religious Institution (including Church, Temple and Tsz Tong)	宗教場所 (包括教堂，廟宇及祠堂)

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Note:

1. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons that the boundary of the Development is irregular.

備註：

1. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E048095C, date of flight: 29 October 2018.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號為E048095C，飛行日期：2018年10月29日。

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● Location of the Phase
期數的位置

Note:

1. Copy of the aerial photograph(s) of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph(s) may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Phase is irregular.

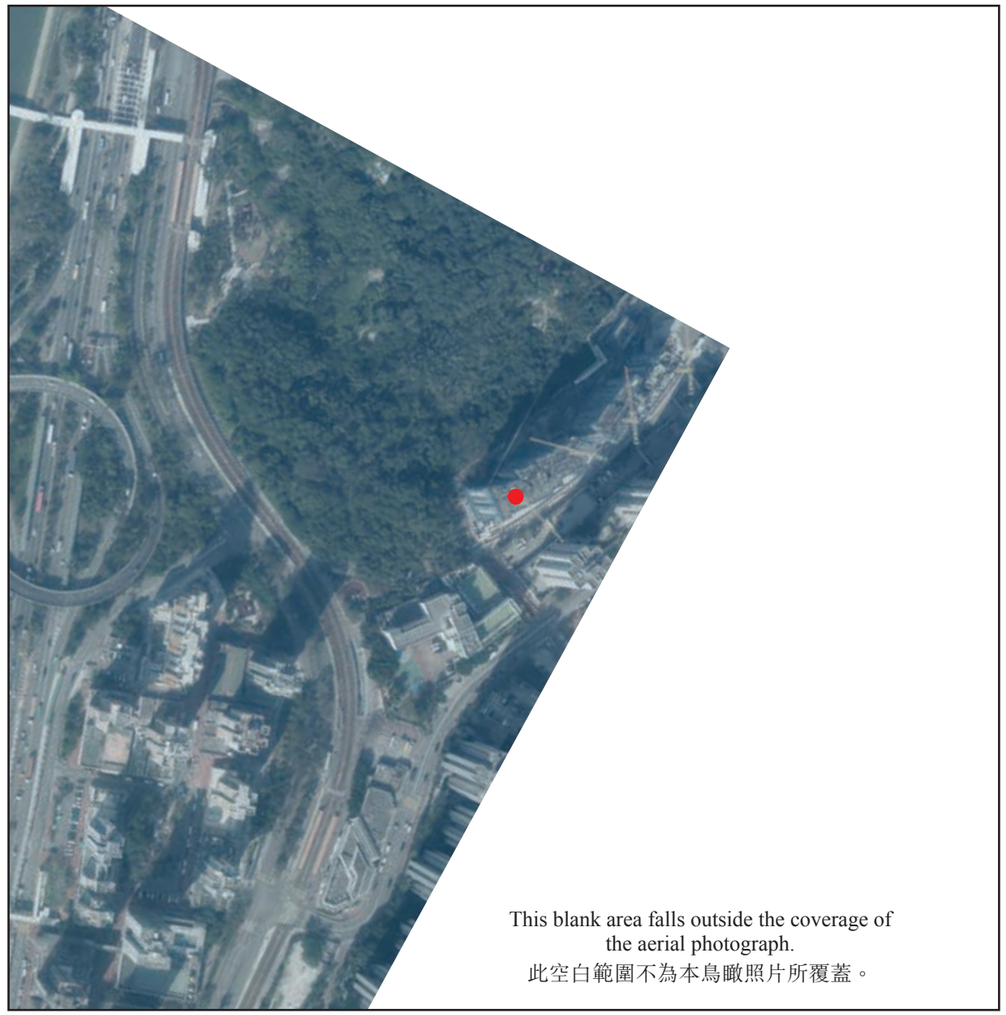
備註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E055605C, date of flight: 24 January 2019

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號為E055605C，飛行日期：2019年1月24日。



● Location of the Phase
期數的位置

Note:

1. Copy of the aerial photograph(s) of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph(s) may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Phase is irregular.

備註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E055607C, date of flight: 24 January 2019.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號為E055607C，飛行日期：2019年1月24日。

● Location of the Phase
期數的位置

Note:

1. Copy of the aerial photograph(s) of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph(s) may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Phase is irregular.

備註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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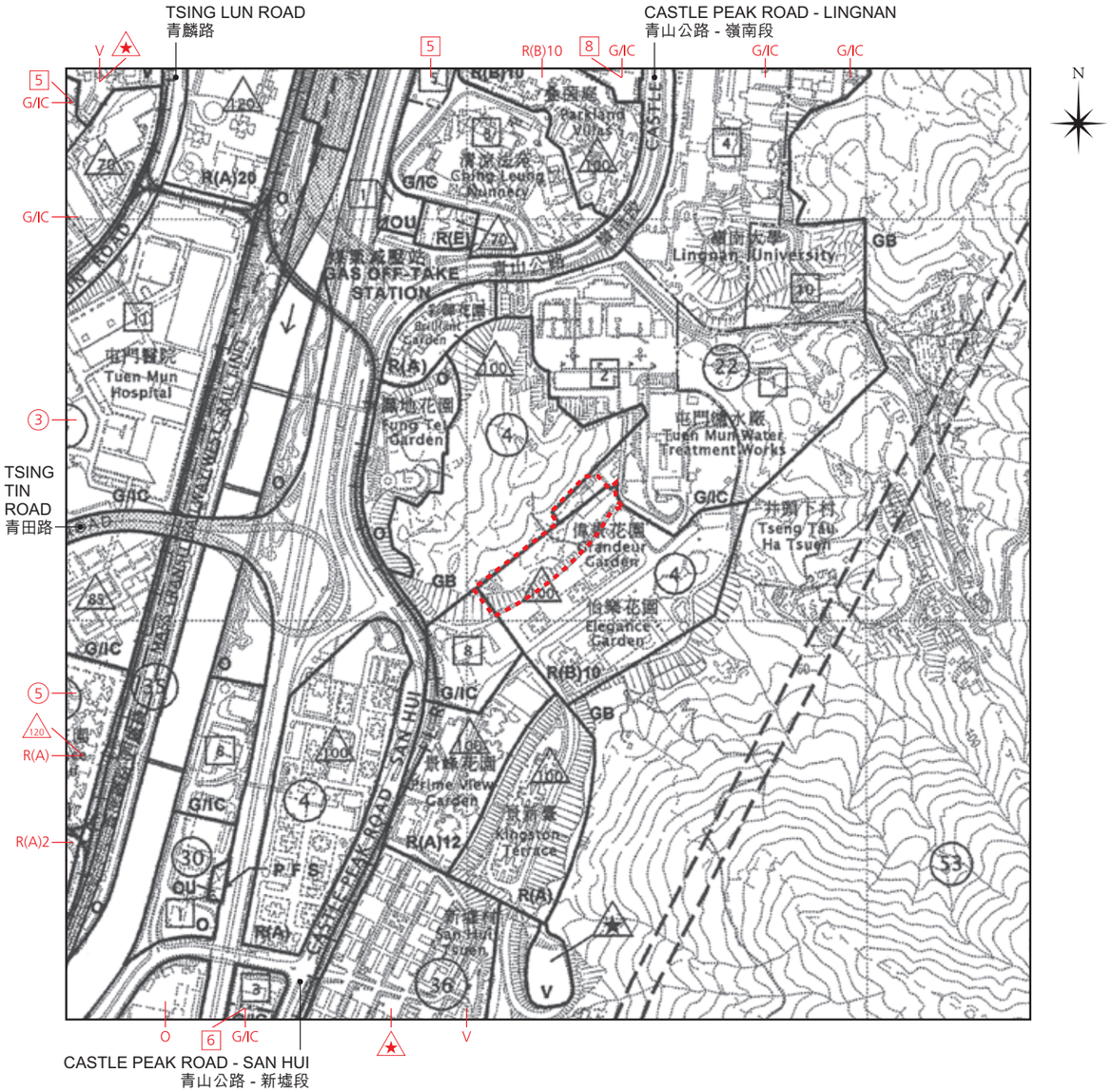
OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖等

Adopted from part of the Approved Tuen Mun Outline Zoning Plan No. S/TM/35, gazetted on 21 December 2018, with adjustments where necessary as shown in red.

摘錄自2018年12月21日刊憲之屯門分區計劃大綱核准圖，圖則編號為S/TM/35，有需要處經修正處理，以紅色顯示。



Location of the Development
發展項目的位置

Scale比例： 100 0 100 200 300 400 500M(米)

NOTATION 圖例

ZONES 地帶		
R(A)	RESIDENTIAL (GROUP A)	住宅(甲類)
R(B)	RESIDENTIAL (GROUP B)	住宅(乙類)
R(E)	RESIDENTIAL (GROUP E)	住宅(戊類)
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
O	OPEN SPACE	休憩用地
OU	OTHER SPECIFIED USES	其他指定用途
GB	GREEN BELT	綠化地帶
V	VILLAGE TYPE DEVELOPMENT	鄉村式發展
COMMUNICATIONS 交通		
	RAILWAY AND STATION (UNDERGROUND)	鐵路及車站(地下)
	RAILWAY AND STATION (ELEVATED)	鐵路及車站(高架)
	LIGHTRAIL	輕鐵
	MAJOR ROAD AND JUNCTION	主要道路及路口
	ELEVATED ROAD	高架道路
MISCELLANEOUS 其他		
	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
100	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度(在主水平基準上若干米)
3	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度(樓層數目)
★	MAXIMUM BUILDING HEIGHT RESTRICTIONS STIPULATED ON THE NOTES	《註釋》內訂明最高建築物高度限制
1	PLANNING AREA NUMBER	規劃區編號
P F S	PETROL FILLING STATION	油站

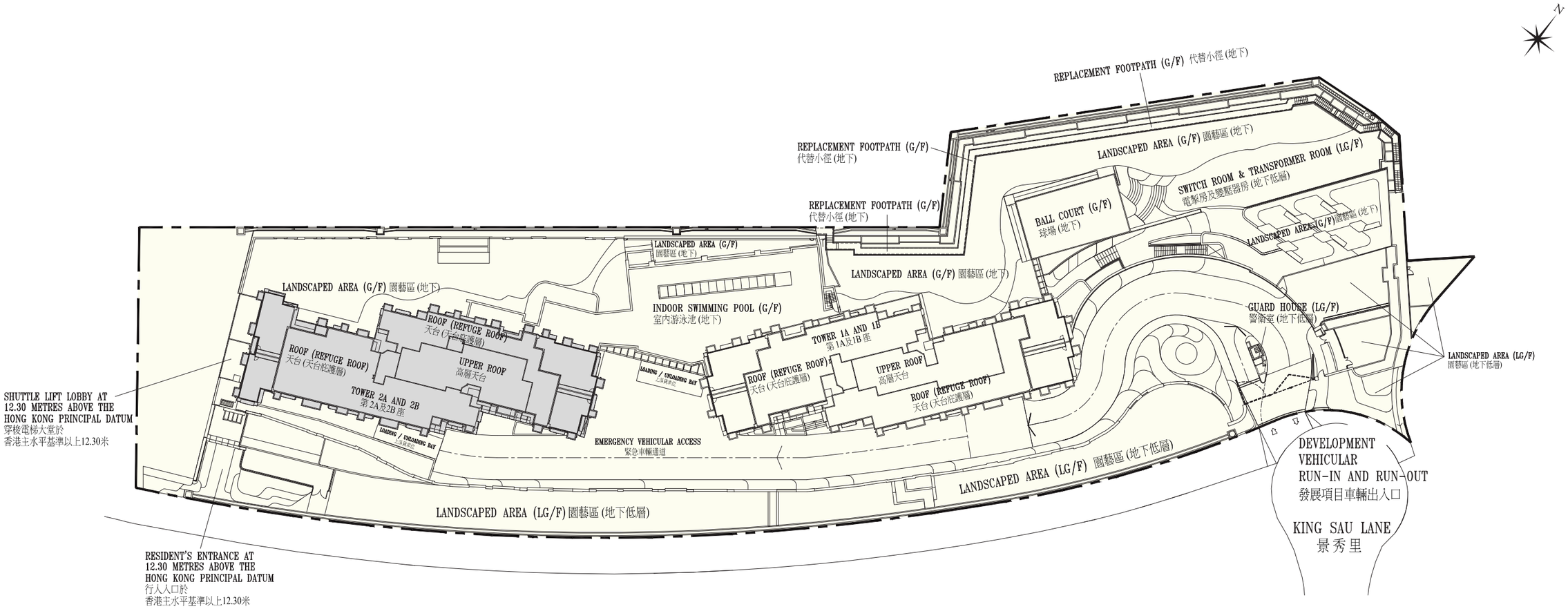
Note:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

LAYOUT PLAN OF THE DEVELOPMENT
發展項目的布局圖



Phase 1 of the Development
發展項目第一期

Phase 2 of the Development
發展項目第二期

Boundary of the Development
發展項目的界線

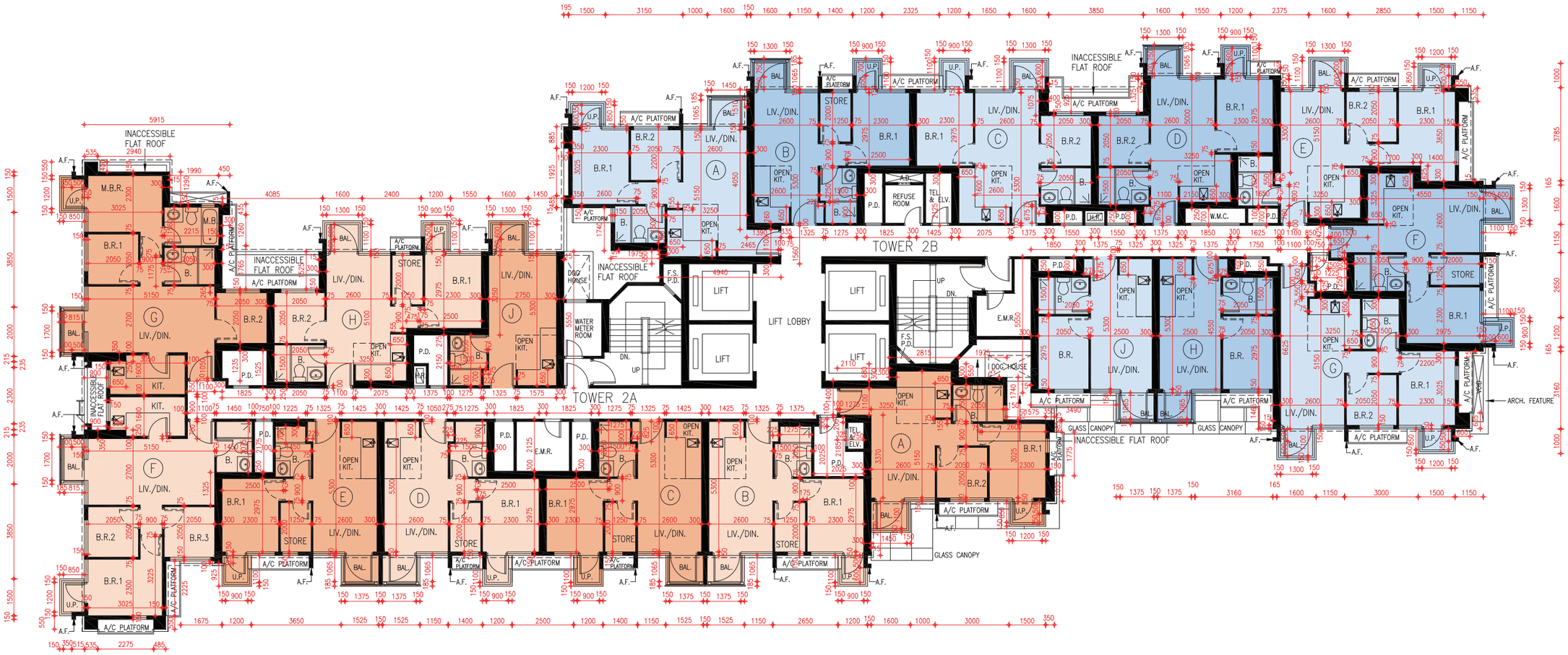
Scale比例：0 20 40M(米)

The estimated date of completion of the buildings and facilities within Phase 1 and Phase 2 of the Development as provided by Authorized Person for relevant Phase:
由有關期數的認可人士提供的位於發展項目第1期及第2期內的建築物及設施的預計落成日期：

Phase 期數	Tower 座數	Estimated Completion Date 預計落成日期
1	Tower 1A and 1B 第1A及1B座	17th January 2020 2020年1月17日
2	Tower 2A and 2B 第2A及2B座	29th February 2020 2020年2月29日

AK

TOWER 2A AND 2B – 1/F
第2A及2B座 – 1樓



FIRE RESISTANCE RATING(FRR) WALL FOR OPEN KITCHEN
開放式廚房的耐火牆

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Scale比例：0 2 4M(米)

1/F
1樓

	Floor 樓層	Tower 2A 第2A座									Tower 2B 第2B座								
		Flat 單位									Flat 單位								
		A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J
As provided in the approved building plans for the Phase, the thickness of the floor slabs (excluding plaster) of each residential property (mm) 按期數的經批准的建築圖則所規定者，每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	1/F 1樓	150, 200	150	150	150	150	150	150	150, 180	150	150, 200	150	150, 180	150, 180	150	150, 200	150, 200	150, 180	150, 180
As provided in the approved building plans for the Phase, the floor-to-floor height of each residential property (mm) 按期數的經批准的建築圖則所規定者，每個住宅物業的層與層之間的高度（毫米）	1/F 1樓	2800, 3050, 3100	2800, 2850, 3100	2800, 2850, 3100	2800, 2850, 3100	2800, 2850, 3100	2800, 3050, 3100	2800, 3050, 3100	2800, 2850, 3050, 3100	2800, 2850, 3100	2800, 3050, 3100	2800, 2850, 3100	2800, 2850, 3050, 3100	2800, 2850, 3050, 3100	2800, 2850, 3050, 3100	2800, 2850, 3100	2800, 3050, 3100	2800, 2850, 3050, 3100	2800, 2850, 3050, 3100

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page AL7 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 以上樓面平面圖中顯示之名詞，簡稱及其適用的附註，請參閱本售樓說明書第AL7頁。

FOOTNOTES TO EACH FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE PHASE

1. Special Condition No.(9)(g) of the Government Grant stipulates that:–

   The total number of residential units erected or to be erected on the lot shall not be less than 735 and for the purpose of these Conditions, the decision of the Director as to what constitutes a residential unit shall be final and binding on the Purchaser.
2. Special Condition No.(47) of the Government Grant stipulates that:–

   Except with the prior written consent of the Director, the Purchaser shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Purchaser.
3. Clause 75(a) and Clause 75(b) of Section X of the approved form of Deed of Mutual Covenant and Management Agreement stipulates that:–
   (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands.
   (b) The Manager shall deposit in the management office the record provided by the Director of Lands of the information relating to the consent given under the provision in sub-clause (a) of this Clause for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.
4. The total number of residential units in the Phase of the Development is 495.

期數的住宅物業的樓面平面圖的附註

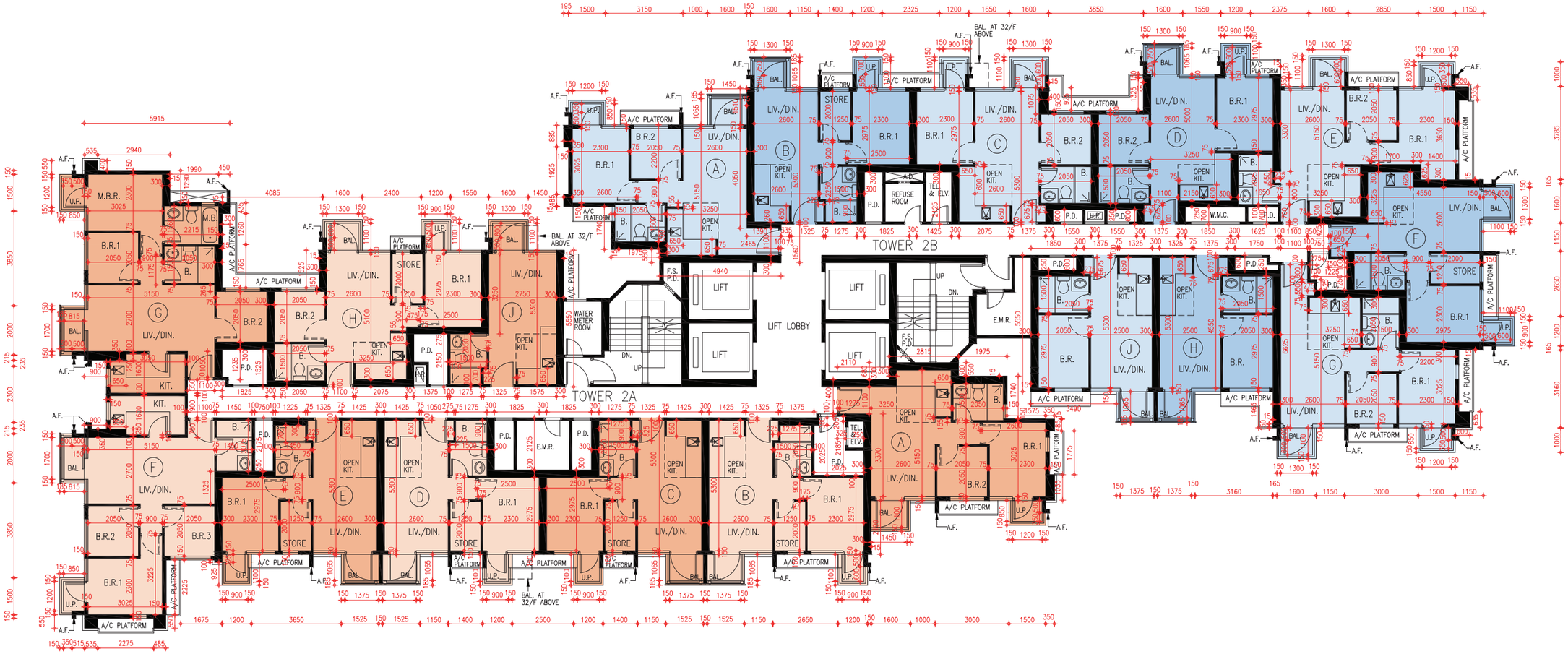
1. 批地文件特別條款第(9)(g)條規定：–

   在該地段已建或擬建的住宅物業總數不得少於735個，而就本批地文件而言，署長對於何為構成住宅物業的決定是最終決定並約束買家。
2. 批地文件特別條款第(47)條規定：–

   除非得到署長事先書面同意，承授人不得進行或允許其他人進行任何在該地段上已建或擬建的任何住宅單位有關的任何工程，包括但不限於拆除或改動任何隔間牆或任何地台或天台厚板或任何隔間構築物，而有關拆除或改動會導致上述單位在內部連結至並可通往該地段已建或擬建的任何毗連或毗鄰住宅單位。署長對於如何構成單位在內部連結至並可通往任何毗連或毗鄰住宅單位的工程的決定是最終決定並約束承授人。
3. 已批准格式之公契及管理協議第X章第75(a)條及第75(b)條規定：–
   (a) 除非獲地政總署署長事先書面同意，否則任何住宅單位業主不得進行或允許或容許進行任何涉及其住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位，及可從任何毗鄰或毗連住宅單位通往該住宅單位。
   (b) 管理人須於管理處備存地政總署署長提供有關上文(a)分段所給予同意的資料記錄，以供所有業主免費查閱，及在繳付合理的費用後取得該記錄之副本，而收取的所有費用將撥入特別基金。
4. 發展項目期數的住宅物業總數為495個。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

TOWER 2A AND 2B – 2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F
第2A及2B座 – 2樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓



FIRE RESISTANCE RATING(FRR) WALL FOR OPEN KITCHEN
開放式廚房的耐火牆

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Scale比例：0 2 4M(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F
2樓至3樓，5樓至12樓，15樓至23樓及25樓至31樓

	Floor 樓層	Tower 2A 第2A座									Tower 2B 第2B座								
		Flat 單位									Flat 單位								
		A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J
As provided in the approved building plans for the Phase, the thickness of the floor slabs (excluding plaster) of each residential property (mm) 按期數的經批准的建築圖則所規定者，每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-30/F 2樓至3樓，5樓至12樓，15樓至23樓及25樓至30樓	150, 200	150	150	150	150	150	150	150, 180	150	150, 200	150	150, 180	150, 180	150	150, 200	150, 200	150, 180	150, 180
	31/F 31樓	150, 200	150	150	150	150	150	150	150, 180, 325	150	150, 200	150	150, 180	150, 180, 300	150	150	150, 210	150, 180	150, 180
As provided in the approved building plans for the Phase, the floor-to-floor height of each residential property (mm) 按期數的經批准的建築圖則所規定者，每個住宅物業的層與層之間的高度（毫米）	2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-30/F 2樓至3樓，5樓至12樓，15樓至23樓及25樓至30樓	2800, 3050, 3100	2800, 2850, 3100	2800, 2850, 3100	2800, 2850, 3100	2800, 2850, 3100	2800, 3050, 3100	2800, 3050, 3100	2800, 2850, 3050, 3100	2800, 2850, 3100	2800, 3050, 3100	2800, 2850, 3100	2800, 2850, 3050, 3100	2800, 2850, 3050, 3100	2800, 2850, 3050, 3100	2800, 2850, 3100	2800, 3050, 3100	2800, 2850, 3050, 3100	2800, 2850, 3050, 3100
	31/F 31樓	3100, 3350, 3400	3100, 3150, 3400	3100, 3150, 3400	3100, 3350, 3400	3050, 3400	3075, 3100, 3150, 3400	3075, 3100, 3400	3075, 3400	3100, 3400	3100, 3350, 3400	3100, 3150, 3400	3050, 3100, 3350, 3400	3075, 3100, 3400	3075, 3100, 3400	3075, 3100, 3400	3075, 3100, 3400	3050, 3400	3050, 3100, 3400

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page AL7 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 以上樓面平面圖中顯示之名詞，簡稱及其適用的附註，請參閱本售樓說明書第AL7頁。

FOOTNOTES TO EACH FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE PHASE

1. Special Condition No.(9)(g) of the Government Grant stipulates that:–

   The total number of residential units erected or to be erected on the lot shall not be less than 735 and for the purpose of these Conditions, the decision of the Director as to what constitutes a residential unit shall be final and binding on the Purchaser.
2. Special Condition No.(47) of the Government Grant stipulates that:–

   Except with the prior written consent of the Director, the Purchaser shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Purchaser.
3. Clause 75(a) and Clause 75(b) of Section X of the approved form of Deed of Mutual Covenant and Management Agreement stipulates that:–
   (a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands.
   (b) The Manager shall deposit in the management office the record provided by the Director of Lands of the information relating to the consent given under the provision in sub-clause (a) of this Clause for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.
4. The total number of residential units in the Phase of the Development is 495.

期數的住宅物業的樓面平面圖的附註

1. 批地文件特別條款第(9)(g)條規定：–

   在該地段已建或擬建的住宅物業總數不得少於735個，而就本批地文件而言，署長對於何為構成住宅物業的決定是最終決定並約束買家。
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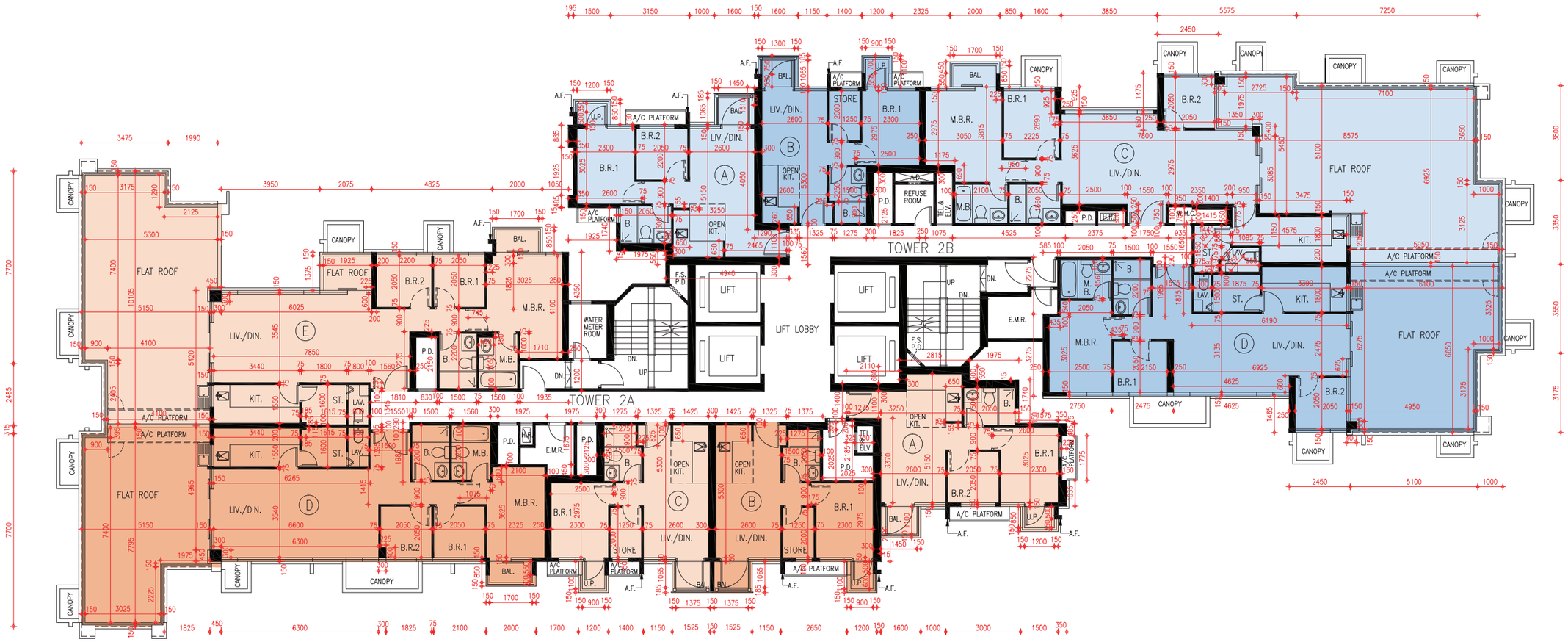
3. 已批准格式之公契及管理協議第X章第75(a)條及第75(b)條規定：–
   (a) 除非獲地政總署署長事先書面同意，否則任何住宅單位業主不得進行或允許或容許進行任何涉及其住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位，及可從任何毗鄰或毗連住宅單位通往該住宅單位。
   (b) 管理人須於管理處備存地政總署署長提供有關上文(a)分段所給予同意的資料記錄，以供所有業主免費查閱，及在繳付合理的費用後取得該記錄之副本，而收取的所有費用將撥入特別基金。
4. 發展項目期數的住宅物業總數為495個。

TOWER 2A AND 2B – 32/F
第2A及2B座 – 32樓



FIRE RESISTANCE RATING(FRR) WALL FOR OPEN KITCHEN
開放式廚房的耐火牆

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Scale比例：0 2 4M(米)

32/F
32樓

	Floor 樓層	Tower 2A 第2A座					Tower 2B 第2B座			
		Flat 單位					Flat 單位			
		A	B	C	D	E	A	B	C	D
As provided in the approved building plans for the Phase, the thickness of the floor slabs (excluding plaster) of each residential property (mm) 按期數的經批准的建築圖則所規定者，每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	32/F 32樓	150, 200	150	150	150, 200	150, 175	150, 200	150	150, 200	150
As provided in the approved building plans for the Phase, the floor-to-floor height of each residential property (mm) 按期數的經批准的建築圖則所規定者，每個住宅物業的層與層之間的高度（毫米）	32/F 32樓	3295, 3400	3295, 3400	3295, 3400	3295, 3400	3295, 3400	3295, 3400	3295, 3400	3295, 3400, 3725	3400, 3725

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page AL7 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 以上樓面平面圖中顯示之名詞，簡稱及其適用的附註，請參閱本售樓說明書第AL7頁。

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4. The total number of residential units in the Phase of the Development is 495.

期數的住宅物業的樓面平面圖的附註

1. 批地文件特別條款第(9)(g)條規定：–

   在該地段已建或擬建的住宅物業總數不得少於735個，而就本批地文件而言，署長對於何為構成住宅物業的決定是最終決定並約束買家。
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   (b) 管理人須於管理處備存地政總署署長提供有關上文(a)分段所給予同意的資料記錄，以供所有業主免費查閱，及在繳付合理的費用後取得該記錄之副本，而收取的所有費用將撥入特別基金。
4. 發展項目期數的住宅物業總數為495個。

Legend of Terms and Abbreviations used on Floor Plans 樓面平面圖中所使用名稱及簡稱之圖例

A/C PLATFORM = AIR CONDITIONER PLATFORM 冷氣機平台
A.D. = AIR DUCT 風管
A.F. = ARCH. FEATURE = ARCHITECTURAL FEATURE 建築裝飾
B. = BATH = BATHROOM 浴室
BAL. AT 32/F ABOVE = BALCONY AT 32/F ABOVE 32樓上層露台位置
BAL. = BALCONY 露台
B.R. = BEDROOM 睡房
B.R. 1 = BEDROOM 1 睡房1
B.R. 2 = BEDROOM 2 睡房2
B.R. 3 = BEDROOM 3 睡房3
CANOPY 簷篷
DOG HOUSE 管道房
DN. = DOWN 落
E.M.R. = ELECTRICAL METER ROOM 電錶房
FLAT ROOF 平台
F.S.P.D. = FIRE SERVICE PIPE DUCT 消防管道槽
GLASS CANOPY 玻璃簷篷
H.R. = HOSE REEL 消防喉轆
INACCESSIBLE FLAT ROOF 無法進入的平台
KIT. = KITCHEN 廚房
LAV. = LAVATORY 洗手間
LIFT 升降機
LIFT LOBBY 升降機大堂
LIV./DIN. = LIVING ROOM / DINING ROOM 客廳 / 飯廳
M.B. = MASTER BATHROOM 主人浴室
M.B.R. = MASTER BEDROOM 主人睡房
OPEN KIT. = OPEN KITCHEN 開放式廚房
P.D. = PIPE DUCT 管道槽
REFUSE ROOM 垃圾房
ST. = STORE 儲物房
TEL. & ELV. = TELEPHONE & EXTRA-LOW VOLTAGE 電話及低電壓
TOWER 2A 第2A座
TOWER 2B 第2B座
UP 上
U.P. = UTILITY PLATFORM 工作平台
VOID 中空
W.M.C. = WATER METER CABINET 水錶箱
WATER METER ROOM 水錶房

Explanatory notes:

1. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter, etc. are retrieved from the latest approved general building plans and are for general indication only.
2. There may be architectural features and exposed pipes/ductings on external walls of some of the floors.
3. There may be ceiling bulkheads and sunken slab of the above units at living room, dining room, bedrooms, store, kitchen, bathroom, lavatory and/or corridors of some residential units for the air-conditioning system and/or mechanical and electrical services.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. There may be communal pipes and/or mechanical and electrical services within the balcony, utility platform, flat roof and roof of some residential units.
6. Dotted line in a residential unit with an open kitchen delineates the area under protection by the automatic sprinkler system.
7. Balconies and utility platforms are non-enclosed areas.

附註：

1. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
2. 部份樓層外牆或設有建築裝飾及外露喉管/管道。
3. 部份住宅單位之客廳、飯廳、睡房、儲物房、廚房、浴室、洗手間及/或走廊，或設有假天花及上層跌級樓板，內裝有冷氣系統及/或其他機電設備。
4. 部份單位之天花高度將會因應結構，建築設計及/或裝修設計上的需要而有差異。
5. 部份住宅單位之露台、工作平台、平台及天台內或裝有公用喉管及/或其他機電設備。
6. 於設有開放式廚房內的住宅單位內所顯示的虛線代表其自動灑水系統的保護範圍。
7. 露台及工作平台為不可封閉的地方。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2A 第2A座	1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-31/F 1樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓	A	42.163 (454) Balcony 露台 : 2.188 (24) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		B	35.172 (379) Balcony 露台 : 1.956 (21) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		C	35.889 (386) Balcony 露台 : 1.956 (21) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		D	35.889 (386) Balcony 露台 : 1.956 (21) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		E	35.111 (378) Balcony 露台 : 1.956 (21) Utility Platform 工作平台 : 1.549 (17) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		F	49.361 (531) Balcony 露台 : 1.947 (21) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		G	54.873 (591) Balcony 露台 : 1.947 (21) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–

1. The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
3. 4/F, 13/F, 14/F and 24/F are omitted.

1. 住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
2. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
3. 不設4樓、13樓、14樓及24樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2A 第2A座	1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-31/F 1樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓	H	42.698 (460) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		J	23.251 (250) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : – Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	32/F 32樓	A	42.163 (454) Balcony 露台 : 2.188 (24) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		B	35.172 (379) Balcony 露台 : 1.956 (21) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		C	35.807 (385) Balcony 露台 : 1.956 (21) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		D	72.380 (779) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : – Verandah 陽台 : –	–	–	–	32.592 (351)	–	–	–	–	–	–
		E	76.645 (825) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : – Verandah 陽台 : –	–	–	–	46.826 (504)	–	–	–	–	–	–

1. The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
3. 4/F, 13/F, 14/F and 24/F are omitted.

1. 住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
2. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
3. 不設4樓、13樓、14樓及24樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)										
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2B 第2B座	1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-31/F 1樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓	A	42.245 (455) Balcony 露台 : 2.144 (23) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		B	35.969 (387) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		C	38.471 (414) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		D	38.341 (413) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		E	40.998 (441) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		F	37.075 (399) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		G	41.549 (447) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–

1. The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
3. 4/F, 13/F, 14/F and 24/F are omitted.

1. 住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
2. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
3. 不設4樓、13樓、14樓及24樓。

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2B 第2B座	1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-31/F 1樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓	H	28.270 (304) Balcony 露台 : 1.956 (21) Utility Platform 工作平台 : – Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		J	29.015 (312) Balcony 露台 : 1.956 (21) Utility Platform 工作平台 : – Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
	32/F 32樓	A	42.245 (455) Balcony 露台 : 2.144 (23) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		B	35.887 (386) Balcony 露台 : 1.957 (21) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : –	–	–	–	–	–	–	–	–	–	–
		C	79.312 (854) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : – Verandah 陽台 : –	–	–	–	57.173 (615)	–	–	–	–	–	–
		D	67.365 (725) Balcony 露台 : – Utility Platform 工作平台 : – Verandah 陽台 : –	–	–	–	34.112 (367)	–	–	–	–	–	–

1. The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
3. 4/F, 13/F, 14/F and 24/F are omitted.

1. 住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
2. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
3. 不設4樓、13樓、14樓及24樓。

FLOOR PLANS OF PARKING SPACES IN THE PHASE
期數中的停車位的樓面平面圖

Not Applicable

不適用

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "preliminary agreement");
2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement –
   (i) the preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約（該"臨時合約"）時須支付款額為5%的臨時訂金；
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

The draft Deed of Mutual Covenant and Management Agreement of the Development ("**DMC**") and the draft Sub-Deed of Mutual Covenant ("**SDMC**") provide that:-

A(1) Common Parts of the Development

(i) "Common Areas and Facilities" means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities (all as defined below) and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed(s) (as defined below).

(ii) "Development Common Areas and Facilities" means and includes:-

(a) such parts of the Development which are intended for common use and benefit of the Development including but not limited to the New Footpath, the passages, entrances, walkways, stairways, landings, platforms, boundary fence walls, lobbies, landscaped areas, driveways, roadways and pavements, ramps, planters, refuse storage & material recovery chamber, refuse storage for loading and unloading, transformer room, switch rooms, emergency generator room, guard house, management office, caretaker's counter (if any), office for Owners' Committee/ Owners' Corporation Office (if any), fire control centre, heat pump room, fan room, cable duct room, master meter room, vertical green walls (if any), telecommunication broadcasting equipment room, water meter cabinet, shuttle lift lobby, lift, hose reels, electrical room, fire service, pipe ducts, fuel tank room, sprinkler water tank, street fire hydrant water tank, fire service intermediate booster pump room, accessible unisex toilets and emergency vehicular access and such of the drains, channels, water mains, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, storm water storage tank and drainage connection, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification only shown coloured Yellow and Yellow Hatched Black on the plans certified by the Authorized Person and annexed to the DMC;

(b) the greenery areas which shall not be used for any purpose other than those permitted under the Conditions without the prior consent of the Building Authority and are for the purposes of identification only shown coloured Yellow Stippled Black on the plans certified by the Authorized Person and annexed to the DMC;

(c) the Slope Structures and the Footpath;

(d) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Development Common Areas and Facilities in accordance with the DMC and the Sub-Deed (if any); and

(e) to the extent not specifically provided in paragraphs (a), (b) and (c) above, such other parts of the Lot and the Development:-

(aa) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344); and/or

(bb) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344);

but excluding:-

(aa) the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities; and

(bb) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

(iii) "Residential Common Areas and Facilities" means and includes:-

(a) those parts of the Residential Accommodation in the Development intended for the common use and benefit of the Owners, occupiers and tenants of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, includes but not limited to the Recreational Areas and Facilities, the Loading and Unloading Spaces, the Visitors' Parking Spaces, the Bicycle Parking Spaces, the Accessible Parking Spaces, the Common EV Facilities, flat roofs (other than those forming part of an Unit), roofs, upper roofs, glass canopies, canopies, lift machine rooms, fan rooms, mail box room, water meter cabinets, pipe ducts, inaccessible (greenery) flat roof, electrical meter room, inaccessible flat roof, transfer plates of Tower 1A and 1B and Tower 2A and 2B, and such of the passages, common corridors and lift lobbies, entrances, landings, halls, entrance lobbies, air conditioning platforms, structural walls, stairways, flushing and potable water pump rooms, F.S. pump rooms, and such of the lifts, lift shafts, firemen's lifts, water tanks, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees and such other areas within the Lot and such other systems, devices and facilities within the Development intended for common use and benefit of the Residential Accommodation in accordance with the DMC which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Indigo on the plans certified by Authorized Person and annexed to the DMC;

(b) the external walls and architectural features (if any) of the Residential Accommodation; and

(c) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development within the Residential Accommodation designated as Residential Common Areas and Facilities in accordance with the DMC and the Sub-Deed (if any).

but excluding:-

(aa) the Development Common Areas and Facilities and the Carpark Common Areas and Facilities; and

(bb) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

(iv) "Carpark Common Areas and Facilities" means and includes:-

(a) those parts of the Development including but not limited to driveways, passages, ramps, EV charging meter rooms, fan room and such other areas and facilities which are intended for the common use and benefit of all the Accessible Parking Spaces, Car Parking Spaces, Motor Cycle Parking Spaces and Bicycle Parking Spaces (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Orange on the Lower Ground Floor Plan certified by the Authorized Person and annexed to the DMC;

(b) such other area, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Carpark Common Areas and Facilities in accordance with the DMC;

but excluding:-

(aa) the Development Common Areas and Facilities and the Residential Common Areas and Facilities; and

(bb) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

(v) "Sub-Deed" means a Sub-Deed of Mutual Covenant to be entered into between the First Owner and another co-owner or owners of the Development setting forth the rights and obligations of any component part of the Development and "Sub-Deeds" shall be construed accordingly.

(vi) The Owners shall not convert any part of the Common Areas and Facilities to his own use or his own benefit unless approved by the Owner's Committee.

(vii) The Owners shall not obstruct the Common Areas and Facilities nor do anything in the Common Areas and Facilities as may be or become a nuisance to any other Owners or occupiers of the Development.

(viii) The Common Areas and Facilities shall be under the exclusive control of the Manager, who is appointed to act as agent for and on behalf of all Owners duly authorized in accordance with the provisions of the DMC in respect of any matter concerning that Common Areas and Facilities.

A(2) Common Parts of the Phase

(i) "Phase 2 Common Areas and Facilities" means the Residential Common Areas and Facilities within Phase 2.

(ii) "Residential Common Areas and Facilities within Phase 2" means and includes, in so far as they are within Phase 2:-

(a) the external walls and architectural features (if any) of the Residential Accommodation;

(b) those parts of the Residential Accommodation in the Development intended for the common use and benefit of the Owners, occupiers and tenants of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, includes but not limited to flat roofs (other than those forming part of an Unit), roofs, upper roofs, glass canopies, canopies, lift machine rooms, fan rooms, water meter room, water meter cabinets, pipe ducts, inaccessible (greenery) flat roof, electrical meter room, hose reel, telephone and extra low voltage room, fire service pipe duct, refuse room, inaccessible flat roof, and such of the passages, common corridors and lift lobbies, entrances, landings, halls, entrance lobbies, air conditioning platforms, structural walls, stairways, flushing and potable water pump rooms, fire service pump rooms, potable water tank, flushing water tank and such of the lifts, lift shafts, firemen's lifts, water tanks, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus and ventilation system;

(c) such other areas, apparatus, devices, systems and facilities of and in the Residential Accommodation intended for the common use and benefit of the Owners, residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees,

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Indigo on the plans certified as to their accuracy by the Authorized Person and annexed to the SDMC; but excluding such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

B. The number of undivided shares assigned to each residential property in the Phase

Tower 2A

Floor \ Flat	A	B	C	D	E	F	G	H	J
1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-31/F	777	641	656	656	639	925	1035	791	429
32/F	777	641	654	1477	1591	–	–	–	–

Tower 2B

Floor \ Flat	A	B	C	D	E	F	G	H	J
1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-31/F	779	657	706	705	757	679	768	530	545
32/F	779	656	1665	1416	–	–	–	–	–

Note: (i) 4/F, 13/F, 14/F & 24/F are omitted in Tower 2A and 2B.
(ii) There is no Flat I in Tower 2A and 2B.

C. Term of years for which the Manager of the Development is appointed

The Manager will be appointed under the DMC as the Manager of the Development for an initial term of not exceeding two years commencing from the date of the DMC and to be continued thereafter, subject to the provisions for termination contained in the DMC.

D. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

(a) The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if already formed). The annual budget shall be in two parts. The first part shall cover all expenditure which in the opinion of the Manager is to be expended for the benefit of all Owners or required for the proper management of the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government), the Development and the Development Common Areas and Facilities. The second part shall cover expenditure which in the opinion of the Manager is specifically referable to different specific parts of the Development and shall be divided into two sections which cover respectively the following :

(i) all expenditure which in the opinion of the Manager is specifically referable to the Residential Common Areas and Facilities providing service to Owners of Residential Units; and

(ii) all expenditure which in the opinion of the Manager is specifically referable to the Carpark Common Areas and Facilities.

(b) Each Owner shall pay for every Undivided Share allocated to any Units of which he is the Owner a fraction of the total amount assessed under the first part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares of all the Units in the Development.

(c) (i) Each Owner of the Residential Units in addition to the amount payable under sub-paragraph (b) above shall in respect of each Undivided Share allocated to a Residential Unit of the Residential Accommodation of which he is the Owner pay a fraction of the aggregate of (aa) the total amount assessed under section (i) of the second part of the annual adopted budget and (bb) a percentage (calculated in accordance with the formula set out in sub-paragraph (c)(ii) below) of the total amount assessed under section (ii) of the second part of the annual adopted budget. The numerator of the said fraction shall be one and the denominator is equal to the total number of Undivided Shares allocated to all the Residential Units.

(ii)

$$\text{Percentage in paragraph (c)(i)(bb)} = \frac{\text{Number of Accessible Parking Spaces and Visitors' Parking Spaces}}{\text{Number of Accessible Parking Spaces and Visitors' Parking Spaces} + \text{Number of Car Parking Spaces} + (\text{Number of Motor Cycle Parking Spaces} \times 1/5)}$$

(d) Where any expenditure for the management and maintenance of the Development and the Lot shall in the reasonable opinion of the Manager be specifically referable to or is being expended for a particular Unit or group of Units and no Owner of any other Unit shall receive any material benefit therefrom, the full amount shall be excluded from the annual budget and shall be paid by the Owner(s) of that particular Unit or group of Units on demand.

(e) The liability of the Owner of a Unit to contribute to the amount under the annual budget of management expenses prepared by the Manager shall only accrue with effect (i) from the date of the DMC if his Unit is situated in Phase 1; and (ii) from the date of the relevant Sub-Deed(s) of any Subsequent Phase(s) if his Unit is situated in such Subsequent Phase(s).

E. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3 month's management fee.

F. Area (if any) in the Development retained by the owner for its own use

There is no area in the Development which is retained by the owner (Great Alliance Limited) for that owner's use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance.

Note:
For full details, please refer to the draft DMC and draft SDMC. Full script of the draft DMC and draft SDMC are available for inspection upon request during office hours at the sales offices and copies of the draft DMC and / or draft SDMC can be obtained upon paying necessary photo copying charges.

發展項目公契及管理協議擬稿(「**公契**」)及副公契擬稿(「**副公契**」)有下述條文：-

A(1) 發展項目的公用部分

(i) 發展項目的公用部分包括發展項目公用地方及設施、住宅公用地方及設施、停車場公用地方及設施(全部定義見下文)及在任何副公契(定義見下文)中指定為公用地方及設施的發展項目的所有該等部分及設施。

(ii) 「發展項目公用地方及設施」指並包括：-

(a) 擬供發展項目共同使用與享用的發展項目的部分，包括但不限於新行人徑、通道、入口、行人道、樓梯、梯台、平台、邊界圍牆、大堂、園藝區、行車道、行車路及行人路、斜道、花槽、垃圾儲存及物料回收房、上落貨車的垃圾儲存、變壓器房、電掣房、緊急發電機房、警衛室、管理處、管理員櫃檯(如有)、業主委員會或業主立案法團(如有)辦事處、消防控制室、熱水泵房、通風機房、電纜槽房、總錶房、垂直綠化牆(如有)、電訊及廣播設備室、水錶櫃、穿梭升降機大堂、升降機、消防喉轆、電力房、消防供水設備、管槽、燃料箱房、灑水箱、街道消防栓水箱、消防中級增壓泵房、男女均可使用的暢通易達廁所及緊急車輛通道及排水渠、渠道、總喉、污水渠、食水及鹹水儲水箱、食水及鹹水進水口及總喉、雨水儲水箱及排水接口、接收電視及無線電廣播的公用電視及電台廣播系統、電訊及廣播分導網絡、有線電視系統(如有)、電線、電纜及目前或任何時候在該地段之內、之下、之上或經過該地段供應食水或鹹水、污水、煤氣、電話、電力及其他服務給發展項目的其他設施(不論是否有上套管)、樹木、灌木及其他植物及草木、燈柱及其他照明裝置、消防及滅火設備及裝置、保安系統及裝置、通風系統及在發展項目內安裝或提供擬供發展項目共同使用與享用的任何其他機械系統、裝置或設施，其位置(如可以在圖則上識別及顯示)在公契附錄經認可人士核實的圖則上用黃色和黃色間黑斜線顯示，僅供識別；

(b) 除獲得建築事務監督事先同意，不得作租契許可以外之用途的綠化地方，綠化地方在公契附錄經認可人士核實的圖則上用黃色綴黑點顯示，僅供識別；

(c) 斜坡構築物及行人徑；

(d) 根據公契及副公契(如有)劃定為發展項目公用地方及設施並位於該地段及發展項目內的其他地方、設備、裝置、系統及設施；及

(e) 若沒有特別在上文(a)、(b)及(c)段規定，則指在該地段及發展項目內的其他部分：-

(aa) 建築物管理條例(第344章)第2條列明的「公用部分」定義(a)分段涵蓋的發展項目的任何部分；及/或

(bb) 建築物管理條例(第344章)第一附表指定並納入建築物管理條例(第344章)第2條列明的「公用部分」定義(b)分段的任何部分；

但不包括：-

(aa) 住宅公用地方及設施和停車場公用地方及設施；及

(bb) 發展項目內任何個別業主有獨家權利及特權持有、使用、佔用及享用的地方和發展項目內僅服務任何個別業主的設施。

(iii) 「住宅公用地方及設施」指並包括：-

(a) 發展項目內擬供住宅樓宇的業主、佔有人及租客和他們真正的客人、訪客或獲邀人士共同使用與享用的住宅樓宇部分，包括但不限於康樂地方及設施、上落貨車位、訪客車位、單車車位、暢通易達車位、電動車公用設施、平台(該等構成單位的部分除外)、天台、上層天台、玻璃簷蓬、簷蓬、升降機機房、通風機房、郵箱房、水錶櫃、水管槽、不可通行的(綠化)平台、電錶房、不可通行的平台、第1A、1B座及第2A、2B座的轉換層及通道、公用走廊及升降機大堂、入口、梯台、大廳、入口大堂、空調機平台、結構牆、樓梯、沖廁及食用水泵房、消防泵房及升降機、升降機槽、消防員升降機、水箱、天線、儀表、照明、排水渠、渠道、污水渠、食水及鹹水進水口及總喉、電線、電纜、空調及通風系統和輸送食水或鹹水、污水、煤氣、電力及其他服務予住宅樓宇的其他設施(不論是否有上套管)、泵、水箱、衛生裝置、電力裝置、配件、設備及設施、消防及滅火設備及設施、保安設備及設施、通風系統及在發展項目內提供或安裝擬供住宅樓宇的業主及住客或租客和他們真正的客人、訪客或獲邀人士共同使用與享用的其他系統、裝置及設施，其位置(如可以在圖則上識別及顯示)在公契附錄經認可人士核實的圖則上用靛藍色顯示，僅供識別；

(b) 住宅樓宇部分的外牆及建築裝飾(如有)；及

(c) 根據公契及分契(如有)劃定為住宅樓宇部分內的住宅公用地方及設施並位於該地段及發展項目內的其他區域、設備、裝置、系統及設施。

但不包括：-

(aa) 發展項目公用地方及設施和停車場公用地方及設施；及

(bb) 發展項目內任何個別業主有獨家權利及特權持有、使用、佔用及享用的地方和發展項目內僅服務任何個別業主的設施。

(iv) 「停車場公用地方及設施」指並包括：-

(a) 發展項目內包括但不限於行車道、通道、斜道、電動車充電錶房、通風機房及發展項目中擬供所有暢通易達車位、停車位、電單車停車位及單車停車位共同使用和享用的其他範圍和設施，現於公契所附錄經認可人士核實的地下低層圖則上用橙色顯示(如該等範圍可在圖則上識別及顯示)，僅供識別；

(b) 根據公契劃定為停車場公用地方及設施並位於該地段及發展項目內的其他區域、設備、裝置、系統及設施；

但不包括：-

(aa) 發展項目公用地方及設施和住宅公用地方及設施；及

(bb) 發展項目內任何個別業主有獨家權利及特權持有、使用、佔用及享用的地方和發展項目內僅服務任何個別業主的設施。

(v) 「副公契」指第一業主(即本售樓說明書所述的賣方)與發展項目的另一或多位共同擁有人之間訂立的公契副公契，列明發展項目任何組成部份的權益和責任，「副公契」的複數亦將據此解釋。

(vi) 除非獲業主委員會批准，業主不得將任何公用地方及設施之任何部分改為作自己使用或享用。

(vii) 業主不得阻礙公用地方及設施，亦不得在公用地方及設施作出任何對發展項目的任何其他業主或佔用人造成滋擾的行為。

(viii) 公用地方及設施須由管理人專門控制。管理人獲正式委任代表全體業主按公契處理公用地方及設施的任何事宜。

A(2) 期數的公用部分

(i) 「第2期的公用地方與設施」指第2期內的住宅公用地方與設施。

(ii) 「第2期內的住宅公用地方與設施」指及包括僅限於第2期範圍內：

(a) 住宅樓宇的外牆及建築裝飾(如有)；

(b) 發展項目內擬供住宅樓宇的業主、佔有人及租客和他們真正的客人、訪客或獲邀人士共同使用與享用的住宅樓宇部分，包括但不限於平台(該等構成單位的部分除外)、天台、上層天台、玻璃簷蓬、簷蓬、升降機機房、通風機房、水錶房、水錶櫃、水管槽、不可通行的(綠化)平台、電錶房、消防喉轆、電話及低電壓房、消防管道槽、垃圾房、無法進入的平台及通道、公用走廊及升降機大堂、入口、梯台、大廳、入口大堂、空調機平台、結構牆、樓梯、沖廁及食用水泵房、消防泵房、食用水箱、沖廁水箱及升降機、升降機槽、消防員升降機、水箱、天線、儀表、照明、排水渠、渠道、污水渠、食水及鹹水進水口及總喉、電線、電纜、空調及通風系統和輸送食水或鹹水、污水、煤氣、電力及其他服務予住宅樓宇的其他設施、泵、水箱、衛生裝置、電力裝置、配件、設備及設施、消防及滅火設備及設施、保安設備及設施及通風系統；

(c) 於住宅樓宇內擬供住宅樓宇各業主、住客或租客和他們真正的客人、訪客或獲邀人士共同使用與享用的其他區域、設備、裝置、系統和設施；

於副公契所夾附經認可人士核正的圖則以靛藍色顯示(如該等範圍可在圖則辨識及顯示)，以供識別；但不包括發展項目中由任何個別業主獨有持有、使用、佔用及享用的地方及發展項目內僅服務個別業主的設施。

B. 分配予期數中每個住宅物業的不分割份數的數目

第2A座

樓層 \ 單位	A	B	C	D	E	F	G	H	J
1樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓	777	641	656	656	639	925	1035	791	429
32樓	777	641	654	1477	1591	–	–	–	–

第2B座

樓層 \ 單位	A	B	C	D	E	F	G	H	J
1樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓	779	657	706	705	757	679	768	530	545
32樓	779	656	1665	1416	–	–	–	–	–

備註：(i)第2A及2B座不設4、13、14及24字樓。
(ii)第2A及2B座不設單位I。

C. 有關發展項目的管理人的委任年期

管理人將會根據公契被委任為發展項目的管理人，首屆任期為公契日期起計不多於兩年，並在其後續任，但受公契中的終止條文規限。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

(a) 管理人須在諮詢業主委員會(如已經成立)後編製來年的年度預算。年度預算分開2個部分。第一部分須涵蓋管理人認為為了全體業主的利益或妥善管理綠色範圍及綠色範圍構築物(直至管有權交回政府為止)、發展項目和發展項目公用地方及設施需要支出的一切開支。第二部分須涵蓋管理人認為特別涉及發展項目各個部分的開支並劃分為2個欄目，分別涵蓋以下開支：

(i) 管理人認為特別涉及住宅公用地方及設施，而提供服務予住宅單位業主的開支；及

(ii) 管理人認為特別涉及停車場公用地方及設施的開支。

(b) 每位業主須就其作為業主擁有任何單位的每份不分割份數支付已採納的年度預算第一部分評估的總款項的其中一部分(該部分的分子為1，分母則為發展項目所有單位的不分割份數總數)。

(c) (i) 每位住宅單位業主除了支付按上述(b)分段應付的款項外，還須就他作為業主擁有的住宅樓宇的每個住宅單位獲分配的每份不分割份數支付(aa)已採納年度預算第二部分欄目(i)所評估的總額，及(bb)已採納年度預算第二部分欄目(ii)所評估的總額的一個百分率(根據以下(c)(ii)分段所列的公式計算)合計金額之一部分。該部分的分子為1，分母則為所有住宅單位的不分割份數總數。

(ii)

$$\text{(c)(i)(bb)分段所述的百分率} = \frac{\text{暢通易達車位及訪客車位的數量}}{\text{暢通易達車位及訪客車位的數量} + \text{停車位的數量} + (\text{電單車停車位的數量} \times 1/5)}$$

(d) 如果管理人合理地認為發展項目及該地段的任何管理與保養開支特別涉及個別單位或若干單位或只為他們支出，而任何其他單位業主沒有從中取得任何實質利益，則該等全部款項須從年度預算中剔除並由該個別單位或若干單位的業主在應要求時支付。

(e) 每位業主必須由(i)如其單位位於第一期，從公契之日期起，及(ii)如其單位位於以後期數，從有關以後期數的副公契之日期起，負責繳付管理人編製的年度管理費預算。

E. 計算管理費按金的基準

管理費按金為三個月的管理費。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

擁有人(建良有限公司)在發展項目中並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所述之保留作自用的範圍。

備註：

請查閱公契擬稿及副公契擬稿以了解全部詳情。完整的公契擬稿及副公契擬稿可於售樓處開放時間內免費查閱，並且可在支付所需影印費用後取得公契擬稿及/或副公契擬稿的副本。

1. The Phase is constructed on Tuen Mun Town Lot No.515 ("**the Lot**") which is held under New Grant No.21960 dated 12th December 2014 ("**the Land Grant**").

2. The Lot is granted for a term of 50 years commencing from 12th December 2014.

3. User restrictions applicable to that land:

   (a) The Lot shall not be used for any purpose other than for private residential purposes.

   (b) No grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

4. Facilities that are required to be constructed and provided for the Government, or for public use:

   (a) Such portions of future public roads shown coloured green on the plan annexed to the Land Grant which are required to be laid and formed by the Grantee ("**the Green Area**"); and such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, payments, roads or such other structures (as the Director of Lands ("**the Director**") may in his sole discretion may require) which are required to be provided and constructed by the Grantee (collectively "**the Structures**") so that building, pedestrian traffic and emergency vehicular traffic may be carried on the Green Area.

   (b) Surfacing, kerbing and channeling the Green Area and providing the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require.

5. The Grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land:

   (a) The Grantee shall develop the Lot by the erection thereon of building(s) complying with the Land Grant and all ordinances, byelaws and regulations relating to building, sanitation and planning, such building(s) to be completed and made fit for occupation on or before 30th September 2020.

   (b) General Condition No.7(a) stipulates that the Grantee shall throughout the tenancy:-

      (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and

      (ii) maintain all buildings erected or which may hereafter be erected in good and substantial repair and condition.

   (c) Special Condition No. (3) stipulates that:-

      (i) The Grantee shall:-

         (1) within 66 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:-

            (I) lay and form that portion of the future public road shown coloured green on the plan annexed to the Land Grant ("**the Green Area**"); and

            (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require ("**the Structures**")

            so that building, pedestrian traffic and emergency vehicular traffic may be carried on the Green Area;

         (2) within 66 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

         (3) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No. (4)(b);

      (ii) In the event of the non-fulfillment of the Grantee's obligations under Special Condition No.(3)(a) within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

   (d) Special Condition No. (4) stipulates that the Grantee acknowledges that as at the date of the Land Grant, the Green Area is an existing access for pedestrian traffic ("**the Existing Access**"). The Grantee shall maintain at his own expense and in all respects to the satisfaction of the Director the Existing Access until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No. (4)(b).

   (e) Special Condition No. (12)(a) stipulates that the Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto ("**the Facilities**") as may be approved in writing by the Director. Special Condition No. (12)(c) provides that :-

      (i) In the event that any part of the Facilities is exempted from the gross floor area calculation ("**the Exempted Facilities**"), the Exempted Facilities shall be designated as and form part of the common areas ("**the Common Areas**") for the common use and benefit of the owners of the Lot;

      (ii) The Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the same to the satisfaction of the Director; and

      (iii) The Exempted Facilities shall only be used by the residents of the residential block(s) erected on the Lot and their bona fide visitors and by no other persons.

   (f) Special Condition No. (14) stipulates that:-

      (i) The Grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the Lot in compliance with the requirements stipulated in Special Condition No. (14)(b).

      (ii) The Grantee shall at his own expense landscape the Lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.

      (iii) The Grantee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

   (g) Special Condition No. (23) stipulates that:-

      (i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees ("**the Residential Parking Spaces**") according to a prescribed rate.

      (ii) Additional spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the Lot at a prescribed rate or at such other rates as may be approved by the Director.

      (iii) The spaces provided under paragraphs (g)(i) and (g)(ii) above shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(iv) Out of the spaces provided under paragraphs (g)(i) and (g)(ii) above, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation ("**the Parking Spaces for the Disabled Persons**") as the Building Authority may require and approve.

(v) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(vi) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees ("**the Motor Cycle Parking Spaces**") at a prescribed rate.

(vii) The spaces provided under paragraph (g)(vi) above shall not be used for any purpose other than for the purpose set out in paragraph (g)(vi) above and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(h) Special Condition No. (24) stipulates that spaces shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles according to a prescribed rate and such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the buildings erected or to be erected on the Lot.

(i) Special Condition No. (25) stipulates that spaces shall be provided within the Lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees according to a prescribed rate or such other rates as may be approved by the Director.

(j) Special Condition No. (30) stipulates that a plan approved by the Director indicating the layout of all the parking, loading and unloading spaces to be provided within the Lot in accordance with the Land Grant or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. The parking, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Condition Nos.(23), (24) and (25). The Grantee shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.

(k) Special Condition No. (32) stipulates that:-

(i) (1) The Grantee acknowledges that as at the date of the Land Grant, there is an existing footpath on the Pink Hatched Green Area as referred to in Special Condition No. (9)(d) and the Pink Hatched Green Stippled Black Area as referred to in Special Condition No. (9)(d) ("**the Existing Footpath**") and all members of the public at all times have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot on, along or through the Existing Footpath to and from the Graves and Kam Taps referred to in Special Condition No. (36)(b)(iii).

(2) Subject to paragraphs (ii) and (iii) below, the Grantee shall not obstruct, interfere, close, alter, divert, relocate, demolish or permit to be obstructed, interfered, closed, altered, diverted, relocated or demolished the Existing Footpath or any part thereof.

(ii) Unless and until the Existing Footpath or any part thereof is altered or relocated by the Grantee in accordance with paragraph (iii)(1) below and until the Replacement Footpath referred to in sub-clause (c)(i) of Special Condition No. (32) is completed and the Government and all members of the public are permitted to have free and uninterrupted access to pass and repass on, along or through the Replacement Footpath in accordance with paragraph (iii)(3)(I) below, the Grantee shall at all times throughout the term agreed to be granted under the Land Grant:-

(1) permit the Government and all members of the public at all times to have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot on, along or through the Existing Footpath to and from the Graves and Kam Taps referred to in paragraph (o)(ii)(3) below without any hindrance; and

(2) at his own expense keep and maintain the Existing Footpath in good and substantial repair and condition in all respects to the satisfaction of the Director.

(iii) (1) Subject to the prior written approval of the Director, the Grantee may at his own expense and in all respects to the satisfaction of the Director alter or relocate the Existing Footpath or any part thereof to such location or locations within the Lot as may be approved by the Director (the Existing Footpath as altered or relocated as aforesaid is referred to as "**the Replacement Footpath**").

(2) The Replacement Footpath shall have a clear width of not less than one metre and shall comply with any requirements as shall be imposed by the Director.

(3) Upon completion of the Replacement Footpath, the Grantee shall at all times throughout the term agreed to be granted under the Land Grant:-

(I) permit the Government and all members of the public at all times to have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot on, along or through the Replacement Footpath to and from the Graves and Kam Taps referred to in paragraph (o)(ii)(3) below without any hindrance; and

(II) at his own expenses keep and maintain the Replacement Footpath in good and substantial repair and condition in all respects to the satisfaction of the Director.

(l) Special Condition No. (33) stipulates that:-

(i) The Grantee shall within six calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a drainage impact assessment ("**the DIA**") containing, among others, such information and particulars as the Director may require including but not limited to all adverse drainage impact as may arise from the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works ("**the Drainage Mitigation Measures**").

(ii) The Grantee shall at his own expense and within such time limits as shall be stipulated by the Director carry out and implement the Drainage Mitigation Measures as proposed in the DIA and approved by the Director ("**the Approved Drainage Mitigation Measures**") in all respects to the satisfaction of the Director.

(iii) The technical aspects of the DIA shall be undertaken by a chartered civil engineer or a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline.

(m) Special Condition No. (34) stipulates that:-

(i) (1) The Grantee acknowledges that as at the date of the Land Grant, there are existing drains and catchpits within the south-eastern portion of the Lot and the Green Area ("**the Existing Drains**").

(2) Subject to paragraph (ii) below, the Grantee shall not interfere with or obstruct or remove or relocate or permit or suffered to be interfered with or obstructed or removed or relocated the Existing Drains or any parts thereof.

(ii) Without prejudice to the other provisions of the Land Grant, the Grantee shall within such time limit as shall be stipulated by the Director at his own expense and in all respects to the satisfaction of the Director divert the Existing Drains to the Green Area or to any adjacent or adjoining Government land or both ("**the Diversion Works**") at such location or locations with such materials and to such standard, specification and design as the Director may approve or require and complete the Diversion Works in good and workmanlike manner in all respects to the satisfaction of the Director.

(iii) (1) In the event of the non-fulfilment of the Grantee's obligations under paragraph (ii) above within the time limit as stipulated by the Director, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

(2) There is reserved unto the Government, the Director and his officers, agents and contractors and any persons authorized by the Director with or without tools, equipment, plant or machinery the right of free and unrestricted ingress, egress and regress to, from and through the Lot or any part thereof at all times for the purpose of carrying out any necessary works in accordance with paragraph (iii)(1) above.

(n) Special Condition No. (35) stipulates that:-

(i) The Grantee acknowledges that there is an existing liquefied petroleum gas storage installation within all that piece or parcel of ground now known and registered in the Land Registry as Tuen Mun Town Lot No. 249 to the south-east of the Lot ("**the LPG Storage Installation**").

(ii) The Grantee shall within six calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services, submit or cause to be submitted to the Director and the Director of Electrical and Mechanical Services for their approval in writing a quantitative risk assessment ("**the QRA**") containing, among others, such information and particulars as the Director and the Director of Electrical and Mechanical Services may require including but not limited to a quantitative risk assessment of the risks posed by the LPG Storage Installation to the Lot and the development thereon and such other piece or pieces of land as the Director and the Director of Electrical and Mechanical Services may decide (as to which the decision of the Director and the Director of Electrical and Mechanical Services shall be final and shall be binding on the Grantee) (such other piece or pieces of land are collectively referred to as "**the Land**") and recommendations for mitigation measures, protection works and other measures and works to be carried out within the Lot ("**the Risk Mitigation Measures**") to enable and ensure that the risks posed by the LPG Storage Installation to the Lot and the Land comply with the Risk Guidelines used to assess the off-site risk levels of Potentially Hazardous Installations as described in the Hong Kong Planning Standard and Guidelines and any amending provisions.

(iii) The Grantee shall at his own expense and within such time limit as shall be stipulated by the Director and the Director of Electrical and Mechanical Services carry out and implement the Risk Mitigation Measures as proposed in the QRA and approved by the Director and the Director of Electrical and Mechanical Services ("**the Approved Risk Mitigation Measures**") in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services. The Grantee shall thereafter at his own expense maintain such structures or facilities that are constructed or installed to implement the Approved Risk Mitigations Measures in all respects to the satisfaction of the Director and the Director of Electrical and Mechanical Services.

(o) Special Condition No. (36) stipulates that:-

(i) The Grantee acknowledges that the Lot may be affected by landslip hazards and boulder falls hazards ("**the hazards**") including but not limited to those arising from the area shown coloured green cross-hatched black on the plan annexed to the Land Grant ("**the Green Cross-hatched Black Area**").

(ii) (1) The Grantee shall within 12 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director) at his own expense carry out and complete in all respects to the satisfaction of the Director geotechnical investigation ("**the Geotechnical Investigation**") within the Lot and the Green Cross-hatched Black Area for the hazards. No ground investigation shall be carried out on any Government land outside the Green Cross-hatched Black Area without the prior written consent of the Director.

(2) The findings of the Geotechnical Investigation shall include among others, a proposal for carrying out, completing and maintaining within the Lot all necessary mitigation and stabilisation works and associated works, including works to provide access for subsequent maintenance of the completed mitigation and stabilisation works, to the satisfaction of the Director. No mitigation and stabilisation works and associated works shall be carried out within the Green Cross-hatched Black Area or any Government land outside the Green Cross-hatched Black Area except with the prior written consent of the Director.

(3) The Grantee acknowledges that as at the date of the Land Grant, there are existing within the Green Cross-hatched Black Area a footpath ("**the Footpath**") and some graves and kam taps ("**the Graves and Kam Taps**"). The Grantee shall take or cause to be taken all proper and adequate care, skills and precautions when carrying out the Geotechnical Investigation to avoid causing any damage, disturbance or interference to the Footpath or any part thereof and the Graves and Kam Taps. The Grantee shall not interfere with or obstruct or remove or relocate or permit or suffered to be interfered with or obstructed or removed or relocated the Footpath or any part thereof and the Graves and Kam Taps without the prior written approval of the Director.

(iii) Upon completion of the Geotechnical Investigation, the Grantee shall within 66 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director carry out and complete all necessary mitigation and stabilization works and associated works, including works to provide access for subsequent maintenance of the completed mitigation and stabilisation works, as the Director in his absolute discretion shall approve and require within the Lot ("**the Mitigation and Stabilization Works**") so as to protect any buildings or structures erected or to be erected on the Lot or any part thereof and any residents or occupiers therein and their bona fide guests, visitors and invitees from the hazards including but not limited to those arising from the Green Cross-hatched Black Area.

(iv) (1) Upon completion of the Mitigation and Stabilization Works, the Grantee shall at all times during the term agreed to be granted under the Land Grant maintain at his own expense the Mitigation and Stabilization Works in good substantial repair and condition in all respects to the satisfaction of the Director to ensure that the Mitigation and Stabilization Works shall continue to perform their designed functions. In addition to any rights or remedies the Government may have against the Grantee for non-fulfilment of the Grantee's obligations to maintain the Mitigation and Stabilization Works as therein provided, the Director shall be entitled by notice in writing to call upon the Grantee to carry out such maintenance works within such time period as the Director shall in his absolute discretion deem fit. If the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, or as required in any emergency, the Director may forthwith execute and carry out the required maintenance works as he may consider necessary and the Grantee shall on demand pay to the Government a sum equal to the cost thereof, together with any administrative and professional fees and charges. The cost together with the administrative and professional fees and charges shall be as determined by the Director whose determination shall be final and shall be binding upon the Grantee.

(2) There is reserved unto the Government, the Director and his officers, agents and contractors and any persons authorized by the Director with or without tools, equipment, plant or machinery the right of free and unrestricted ingress, egress and regress to, from and through the Lot or any part thereof at all times for the purpose of carrying out any necessary works in accordance with paragraph (iv)(1) above.

(v) The Geotechnical Investigation and the Mitigation and Stabilization Works shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation and any other relevant legislation.

(vi) In the event that any damage is done to the Green Cross-hatched Black Area or any part thereof, any Government land or any land outside the Lot as a result of or arising out of the carrying out of the Geotechnical Investigation or the carrying out and completing, inspecting and maintaining the Mitigation and Stabilization Works, the Grantee shall make good such damage at his own expense within such time limit as shall be required by and in all respects to the satisfaction of the Director.

(p) Special Condition No. (37) stipulates that:-

(i) The Grantee acknowledges that the Lot is close to a chlorine storage facility within the Tuen Mun Water Treatment Works which is located in the vicinity of the Lot ("**the Chlorine Storage Facility**") and the Lot may be affected by chlorine hazard posed by the Chlorine Storage Facility ("**the chlorine hazard**").

(ii) The Grantee shall at his own expense and within such time limit as shall be stipulated by the Director and in all respects to the satisfaction of the Director carry out and implement such safety measures as may be required by the Director at his sole discretion to enable and ensure that the risks posed by the chlorine hazard are of a level acceptable to the Director as to which the decision of the Director shall be final and shall be binding on the Grantee. Such safety measures shall include but not be limited to minimizing the provision of outdoor facilities at the ground level or levels of the Lot.

(q) Special Condition No. (39)(a) provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, the Grantee shall at his own expenses carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as may be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director. Special Condition No. (39)(c) provides that in the event that as a result of works done by the Grantee or owing to any other reasons, any falling away, landslip or subsidence occurs at any time, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. Special Condition No. (39)(d) provides that the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee neglects or fails to comply with the notice to the satisfaction of the Director within the period specified, the Director may execute and carry out any necessary works and the Grantee shall on demand repay to the Government the costs thereof, together with any administrative or professional fees and charges.

(r) Special Condition No. (41) stipulates that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors to the satisfaction of the Director.

(s) Special Condition No. (42) stipulates that in the event of earth, spoil, debris, construction waste or building materials ("**the waste**") from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties ("**the Government properties**"), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

(t) Special Condition No. (44) provides that the Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all rain-water falling or flowing on to the Lot. The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost.

6. The lease conditions that are onerous to a purchaser:

(a) Special Condition No. (2) stipulates that the Grantee acknowledges that as at the date of the Land Grant, other than the Existing Footpath referred to in Special Condition No. (32)(a) and the Existing Drains referred to in Special Condition No. (34)(a), there are some structures and foundations existing within the Lot ("**the Existing Structures**"). Without prejudice to the generality of the provisions of General Condition No. (5), the Grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the Lot as existing at the date of the Land Grant subject to the presence of the Existing Structures and no objection or claim of whatsoever nature shall be made or raised by the Grantee in respect of or on account of the same. The Grantee shall demolish and remove at his own expense and in all respects to the satisfaction of the Director the Existing Structures ("**the Demolition Works**").

(b) Special Condition No. (10) stipulates that except with the prior written consent of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require, no building, structure, support for any buildings or structures, or projection shall be erected or constructed within the Pink Stippled Black Areas as referred to in Special Condition No. (9)(d) and the Pink Hatched Green Stippled Black Area as referred to in Special Condition No. (9)(d) at the ground level or levels or within the air space extending upwards from the ground level or levels of the Pink Stippled Black Areas and the Pink Hatched Green Stippled Black Area to a height of 15 metres.

(c) Special Condition No. (13) stipulates that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

(d) Special Condition No. (28) stipulates that the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:-

(i) assigned except:-

(1) together with a residential unit in the buildings erected on the Lot; or

(2) to a person who is already the owner of a residential unit in the buildings erected on the Lot; or

(ii) underlet except to residents of the residential units in the buildings erected on the Lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the buildings erected on the Lot.

(e) Special Condition No. (43) provides that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work ("**the Works**"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or the Green Area or the Green Cross-hatched Black Area or any part or parts thereof or the combination of any of them or any part or parts thereof ("**the Services**"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot or the Green Area or the Green Cross-hatched Black Area or any part or parts thereof or the combination of any of them or any part or parts thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or the Green Area or the Green Cross-hatched Black Area or any part or parts thereof or the combination of any of them or any part or parts thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

(f) Special Condition No. (47) stipulates that except with the prior written consent of the Director, the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the Lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the Lot. The decision of the Director as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Grantee.

(g) See paragraphs 4 and 5 above.

(h) General Condition No. (11) provides that upon any failure or neglect by the Grantee to perform, observe or comply with the Land Grant the Government shall be entitled to re-enter upon and take back possession of the Lot or any part thereof and all or any buildings, erections and works on the Lot or any part thereof, and that upon the re-entry: (i) the Grantee's rights on the part of the Lot re-entered shall absolutely cease and determine; (ii) the Grantee shall not be entitled to any refund of premium, payment or compensation; and (iii) the Government's any other rights, remedies and claims are not to be thereby prejudiced.

Notes:

1. The "Grantee" as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its successors and assigns.

2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for inspection upon request during opening hours at the sales office and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

1. 期數興建於按日期為2014年12月12日的新批地條件第21960號(「**批地文件**」)而持有的屯門市地段第515號(「**該地段**」)。

2. 該地段批地年期為由2014年12月12日起計50年。

3. 適用於該地段的用途限制：

   (a) 該地段不得用作私人住宅以外的用途。

   (b) 該地段內不得興建或提供墳墓或靈灰安置所，亦不得於該地段內安葬或放置人類遺骸或動物遺骸(不論是否置於陶瓶或骨灰甕內或以其他方式安葬或放置)。

4. 按規定須興建並提供予政府或供公眾使用的設施：

   (a) 在批地文件附錄圖則上顯示為綠色並須由承授人鋪設及平整的若干未來公眾道路部分(「**綠色範圍**」)；及地政總署署長(「**署長**」)可全權指定須由承授人提供及建造橋樑、隧道、上跨路、下通道、下水道、高架橋、行車天橋、行人路、道路或其他構築物(統稱「**該等構築物**」)致使建築、行人及緊急車輛交通將可於綠色範圍上進行。

   (b) 在綠色範圍鋪設路面、建造路緣和渠道，並且按照署長規定為此等設施提供溝渠、下水道、排水渠、消防栓連水管接駁總水管、街燈、交通標誌、街道設施及道路標記。

5. 有關承授人在該地段內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任：

   (a) 承授人須於該地段興建樓宇以發展該地段，前述樓宇須遵守批地文件與及所有關於樓宇、衛生設備及規劃的法例、法規及規例。前述樓宇須於2020年9月30日或之前完工及可以入伙。

   (b) 一般條件第(7)(a)條規定，承授人須於批地年期的期間：-

      (i) 按經批准的設計、布局及任何經批准建築圖則維持一切建築物，不得對其作出修訂或更改；及

      (ii) 維持已建或今後興建的一切建築物處於修繕妥當及良好的保養。

   (c) 特別條件第(3)條規定：-

      (i) 承授人須：

         (1) 由批地文件之日起66個曆月內(或署長可批准之其他延長時間)，自費以署長批准的方式及物料及標準、水平、位置和設計進行下列工程，以全面達致署長滿意：

            (I) 鋪設及平整在批地文件附錄圖則上以綠色顯示之未來公共道路部份(「**綠色範圍**」)；及

            (II) 提供及興建橋、隧道、上跨路、下通道、下水道、高架橋、行車天橋、行人路、道路或署長全權酌情要求的其他構築物(「**該等構築物**」)

            致使建築、行人及緊急車輛交通將可於綠色範圍上進行；

         (2) 由批地文件之日起66個曆月內(或署長可批准之其他延長時間)，自費在綠色範圍鋪設路面、建造路緣及渠道並為其提供署長要求的溝渠、下水道、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以達致署長滿意；及

         (3) 自費保養綠色範圍，連同該等構築物及所有在該範圍之上或之內興建、設置及提供的構築物、表面、溝渠、下水道、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以達致署長滿意，直至按特別條件第(4)(b)條交還綠色範圍的管有權為止；

      (ii) 倘若承授人沒有於特別條件第(3)(a)條所述的指定期限內履行該分條訂明的責任，政府可進行必要的工程，費用由承授人承擔。承授人須在政府要求時向政府支付相等於有關費用的款項，金額由署長決定，而其決定是最終決定並約束承授人。

   (d) 特別條件第(4)條規定承授人確認於批地文件之日，綠色範圍是一條供行人往來的現有通道(「**現有通道**」)。承授人須自費保養現有通道，以全面達致署長滿意，直至承授人根據特別條件第(4)(b)條將綠色範圍的管有權重新交還。

   (e) 特別條件第(12)(a)條規定，承授人可於該地段內搭建、興建及提供經署長書面批准的休憩設施及其附屬設施(「**休憩設施**」)。根據特別條件第(12)(c)條：

      (i) 若休憩設施任何部份被豁免計算在總樓面面積上(「**豁免的休憩設施**」)，則該豁免的休憩設施必須指定為並構成公用地方(「**公用地方**」)的一部份，供該地段業主共同使用及享用；

      (ii) 承授人須自費保養及維持豁免的休憩設施於修繕妥當及良好的狀況，並運作豁免的休憩設施，以達致署長滿意；及

      (iii) 豁免的休憩設施僅供興建於該地段內的住宅樓宇的住客及其真正訪客使用，其他人士不得使用。

   (f) 特別條件第(14)條規定：-

      (i) 承授人須自費向署長提交環境美化圖則，以顯示在地段內根據特別條件第(14)(b)條的要求提供的環境美化工程的位置、配置及布局，供署長審批。

      (ii) 承授人須自費根據已審批的環境美化圖則美化該地段，以全面達致署長滿意，而且除非得到署長事先書面同意，否則不得修改、改動、變更、改變或取代已審批的環境美化圖則。

      (iii) 承授人須以後自費維修及維持環境美化工程於一個安全、清潔、整潔、整齊及健康狀態，以達致署長滿意。

   (g) 特別條件第(23)條規定：-

      (i) 須於該地段內按指定比率提供車位，供已按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於該地段已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士之車輛停泊(「**住宅車位**」)，以達致署長滿意。

      (ii) 須於該地段內提供額外車位，供已按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於該地段已建或擬建建築物的住客的真正客人、訪客或獲邀請人士之車輛停泊，以達致署長滿意，提供的比率為指定比率或署長批准的其他比率。

      (iii) 按上述第(g)(i)段及(g)(ii)段提供的車位不得用作上述特別條件指定以外的用途，尤其是該等車位不得用作存放、展示或展覽車輛作出售或其他用途或提供汽車清洗及美容服務。

      (iv) 按上述第(g)(i)段及(g)(ii)段提供的車位當中，承授人須按建築事務監督要求及批准，按指定比率保留及指定若干數目的車位供《道路交通條例》、其附屬規例及任何修訂法例界定的傷殘人士停泊車輛(「**傷殘人士車位**」)。

      (v) 傷殘人士車位除用作供《道路交通條例》、其附屬規例及任何修訂法例界定的傷殘人士停泊屬於該地段已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士之車輛外，不得作其他用途，尤其不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。

      (vi) 須於該地段內按指定比率提供車位，供已按《道路交通條例》、其附屬規例及任何修訂法例獲發牌之電單車停泊，及屬於該地段已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士停泊(「**電單車車位**」)，以達致署長滿意。

      (vii) 按上述第(g)(vi)段提供的車位不可用作上述第(g)(vi)段所指明以外的用途，尤其該等車位不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。

   (h) 特別條件第(24)條規定，須於該地段內按指定比率提供車位供貨車上落貨使用，以達致署長滿意，而該等上落貨車位除用作與該地段已建或擬建建築物的貨車上落貨以外不得作其他用途。

   (i) 特別條件第(25)條規定，須於該地段內按指定比率或署長批准的其他比率提供泊位，供屬於該地段上已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士之單車停泊，以達致署長滿意。

   (j) 特別條件第(30)條規定，一份經署長批准標示按批地文件在該地段內提供的所有車位及上落貨車位的圖則或其由認可人士(按《建築物條例》、其附屬規例及任何修訂法例界定)核實的副本須提交給署長。上述經批准圖則標示的車位及上落貨車位只可用作特別條件第(23)、(24)及(25)條分別指定的用途。承授人須按該經批准圖則維持及保養該等車位及上落貨車位及其他區域，包括但不限於升降機、梯台，運轉及通道地方，及未經署長事先書面同意，不得對其作出更改。除了上述批准圖則標示的車位，該地段任何部分或其上之任何建築物或構築物不得用作泊車用途。

(k) 特別條件第(32)條規定：-

(i) (1) 承授人確認於批地文件之日，在特別條件第(9)(d)條所指的粉紅色間綠斜線範圍及粉紅色間綠斜線綴黑點範圍之上有一條現有行人小徑(「**現有小徑**」)，公眾人士可於任何時間自由及無間斷以步行方式通過和再通過或穿越現有小徑，以往來特別條件第(36)(b)(iii)條所指的墳墓和金塔，而無須繳付任何性質的款項。

(2) 受限於下述第(ii)段及第(iii)段，承授人不得阻塞、干預、關閉、改變、改道、搬遷、拆除或容許他人阻塞、干預、關閉、改變、改道、搬遷或拆除現有小徑或其任何部份。

(ii) 除非及直至承授人按下述第(iii)(1)段改變或搬遷現有小徑或其任何部份，並直至特別條件第(32)條(c)(i)分段所指的代替小徑完工，而且政府和公眾人士按下述第(iii)(3)(I)段獲准自由及無間斷通過及再通過或穿越代替小徑，承授人須於批地文件批出年期期間：-

(1) 允許政府及公眾人士於任何時間自由及無間斷以步行方式通過和再通過或穿越現有小徑，以往來下述第(o)(ii)(3)段所指的墳墓和金塔，而不受任何阻礙，並且無須繳付任何性質的款項；及

(2) 自費保持及維修現有小徑於修繕妥當及良好的保養狀態，以全面達致署長滿意。

(iii) (1) 如事前經署長書面批准，承授人可自費改動或搬遷現有小徑或其任何部份至該地段內署長批准之位置，以全面達致署長滿意(上述被改動或搬遷之現有小徑下稱「**代替小徑**」)。

(2) 代替小徑須有不少於一米的淨濶度，並須符合署長施加的任何要求。

(3) 代替小徑完工後，承授人須於批地文件批出年期期間：-

(I) 允許政府及公眾人士於任何時間自由及無間斷以步行方式通過和再通過或穿越代替小徑，以往來下述第(o)(ii)(3)段所指的墳墓和金塔，而不受任何阻礙，並且無須繳付任何性質的款項；及

(II) 自費保持及維修代替小徑於修繕妥當及良好的保養狀態，以全面達致署長滿意。

(l) 特別條件第(33)條規定：-

(i) 承授人由批地文件之日起6個曆月內(或署長批准之其他延長時間)，自費向署長提交或促使其他人提交一份渠務影響評估報告(「**渠務影響評估報告**」)供署長審批，以全面達致署長滿意。渠務影響評估報告須載有署長要求的資料和詳情，包括但不限於所有因發展該地段而引起的不利的渠務影響，及有關緩解措施、改善工程及其他措施及工程的建議(「**渠務緩解措施**」)。

(ii) 承授人須自費，及在署長指定的時限內進行及執行渠務影響評估報告所提議及由署長批准的渠務緩解措施(「**經批准的渠務緩解措施**」)，以全面達致署長滿意。

(iii) 渠務影響評估報告當中的技術問題須由特許土木工程師或香港工程師學會一名以土木工程為專科的成員進行。

(m) 特別條件第(34)條規定：-

(i) (1) 承授人確認於批地文件之日，在該地段東南部份內及綠色範圍存有現有排水渠及集水井(「**現有排水渠**」)。

(2) 受限於下述第(ii)段，承授人不可干預或阻礙或移走或搬遷或容許其他人干預或阻礙或移走或搬遷現有排水渠或其任何部份。

(ii) 茲毋損批地文件的其他特別條件，承授人須於署長指明的時限內自費以署長批准或要求的物料及標準、規格和設計，將現有排水渠改道至綠色範圍或毗鄰或毗連的政府土地或兩者內經署長批准或要求的位置(「**改道工程**」)，以全面達致署長滿意，並妥善進行及完成改道工程，以全面達致署長滿意。

(iii) (1) 倘若承授人未能按上述第(ii)段於署長指定時限內履行責任，則政府可進行必要工程，費用由承授人承擔，承授人須在政府要求時向政府支付相等於該等費用的金額，金額由署長決定，署長的決定是最終決定並對承授人具約束力。

(2) 政府、署長及其人員、代理人及承辦商及任何署長授權的人士保留於任何時間自由及不受限制進出、返回及通過該地段或其任何部分的權利，以按上述第(iii)(1)段進行任何必需的工程，不論是否備有工具、設備、機械或機器。

(n) 特別條件第(35)條規定：-

(i) 承授人確認於該地段之東南方的屯門市地段第249號內現有一個石油氣儲存裝置(「**石油氣儲存裝置**」)。

(ii) 承授人須於批地文件之日起6個曆月內(或署長批准之其他延長時間)，自費向署長及機電工程署署長提交或促使他人提交一份書面量化風險評估(「**量化風險評估**」)供他們書面審批，以全面達致署長及機電工程署署長滿意，該量化風險評估須載有署長及機電工程署署長要求的資料和詳情，包括但不限於有關石油氣儲存裝置對該地段及其上面的發展及署長及機電工程署署長決定的其他土地構成的風險的量化風險評估(署長及機電工程署署長對此的決定是最終決定並對承授人具約束力)(上述之土地統稱為「**土地**」)，及在該地段內進行的緩解措施、保護工程及其他措施及工程(「**風險緩解措施**」)的建議，確保石油氣儲存裝置對該地段和土地構成的風險合符風險指引，該風險指引用於評估香港規劃標準與準則及其任何修改的條文所指的潛在危險裝置的工作場地以外的風險水平。

(iii) 承授人須自費於署長及機電工程署署長指定時限內進行及執行量化風險評估中提議並經署長及機電工程署署長批准的風險緩解措施(「**經批准風險緩解措施**」)，以全面達致署長及機電工程署署長滿意。承授人以後須自費維修為執行經批准風險緩解措施而建設或裝置的構築物或設施，以全面達致署長及機電工程署署長滿意。

(o) 特別條件第(36)條規定：-

(i) 承授人確認該地段可能受山泥傾瀉危險及石礫墮下危險影響(「**該等危險**」)，包括但不限於出現在批地文件附錄圖則上以綠色加黑十字斜線顯示之範圍(「**綠色加黑十字斜線範圍**」)。

(ii) (1) 承授人須於批地文件之日起12個曆月內(或署長批准之其他延長時間)，在該地段及綠色加黑十字斜線範圍內自費對該等危險進行及完成地質勘察(「**地質勘察**」)，以全面達致署長滿意。在未取得署長事先書面同意之前，不得在綠色加黑十字斜線範圍外任何政府土地進行土地勘察。

(2) 地質勘察的內容須包括在該地段內進行、完成和維修所有有需要的緩解和穩固工程及相關工程的建議，包括為已完工的緩解和穩固工程的隨後維修提供進出口，以達致署長滿意。除非得到署長事先書面同意，否則不得在綠色加黑十字斜線範圍或綠色加黑十字斜線範圍外任何政府土地進行緩解和穩固工程及相關工程。

(3) 承授人確認於批地文件之日，綠色加黑十字斜線範圍內存在一條小徑(「**小徑**」)及一些墳墓和金塔(「**墳墓和金塔**」)。承授人在進行地質勘察期間，須採取或促使他人採取一切妥當及足夠的謹慎、技巧及預防措施，避免對小徑或其任何部分及墳墓和金塔造成任何損壞、擾亂或干擾。承授人不得干擾或阻塞或移除或重置或容許其他人干擾或阻塞或移除或重置小徑或其任何部分及墳墓和金塔，除非得到署長事先書面批准。

(iii) 在完成地質勘察後，承授人須於批地文件之日起計66個曆月內(或署長批准之其他延長時間)，自費進行及完成所有必需的緩解及穩固工程及相關工程，包括在該地段由署長全權酌情批准及要求為已完工的緩解和穩固工程的隨後維修提供進出口(「**緩解及穩固工程**」)，以保護任何在該地段或其部分已建或擬建的建築物或構築物，及當中的住客或佔有人及其真正客人、訪客及獲邀請人士，免受包括但不限於由綠色加黑十字斜線範圍產生的該等危險，以全面達致署長滿意。

(iv) (1) 在完成緩解及穩固工程後，承授人須在批地文件批出年期期間自費維持緩解及穩固工程於修繕妥當及良好的保養狀態，並全面達致署長滿意，以確保緩解及穩固工程可繼續發揮其設計功能。除了政府對承授人未能履行其責任維修緩解及穩固工程可享有的任何權利或補償外，署長有權以書面通知要求承授人於署長指定時間內進行署長全權酌情要求的維修工程。倘若承授人疏忽或未能於指定時間內或在任何緊急要求下遵守上述通知以達致署長滿意，則署長可立即執行及進行其所要求及認為需要的維修工程，承授人須在應要時向政府支付一筆相等於有關費用的金額，以及任何行政費和專業人員費用，有關費用及行政費和專業人員費用由署長決定，署長對此的決定是最終決定並對承授人具約束力。

(2) 政府、署長及其人員、代理人及承辦商及任何署長授權的人士，不論是否帶備工具、設備、機械或機器，都保留於任何時間自由及不受限制進出、返回及通過該地段或其任何部分的權利，以按上述第(iv)(1)段進行任何必要的工程。

(v) 地質勘察及緩解及穩固工程須全面符合《建築物條例》、其附屬規例及任何修訂法例及其他相關法例。

(vi) 倘若因進行地質勘察或進行及完成、檢查及維修緩解及穩固工程，而令綠色加黑十字斜線範圍或其任何部分、任何政府土地或該地段外任何土地有任何損壞，承授人須自費在署長要求的時限內修復此等損壞，以全面達致署長滿意。

(p) 特別條件第(37)條規定：-

(i) 承授人確認該地段與位於該地段鄰近地區的屯門濾水廠內的氯氣儲存設施(「**氯氣儲存設施**」)接近，該地段可能會受氯氣儲存設施構成的氯氣危險影響(「**氯氣危險**」)。

(ii) 承授人須自費於署長指定的時間內進行並執行署長全權酌情要求的安全措施，並全面達致署長滿意，以及確保氯氣危險構成的風險能處於署長可接受的水平，署長對此的決定是最終決定並對承授人有約束力。上述之安全措施包括但不限於將該地段地面水平的室外設施數目減至最少。

(q) 根據特別條件第(39)(a)條，若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，承授人須自費進行及建造該等有需要之斜坡整理工程、擋土牆或其他支撐、防護或排水系統或附屬或其他工程，以保護及支持該地段內的該等土地及任何毗鄰或毗連之政府土地或已出租土地，及排除或預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。承授人須於所有時間自費保持上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程修葺良好堅固，至使署長滿意。根據特別條件第(39)(c)條，若於任何時間內由於承授人進行的工程或任何其他原因而造成任何泥土剝落、泥石傾瀉或土地下陷，承授人須自費還原和修復至使署長滿意，並須就因該等泥土剝落、泥石傾瀉或土地下陷而將會或可能引致、蒙受或招致的任何成本、費用、賠償、索求及申索彌償政府、其代理人及承辦商。特別條件第(39)(d)條規定署長有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程，及還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵從該通知至使署長滿意，署長可執行和進行任何有需要的工程，而承授人須在應要時向政府歸還該工程的費用連同任何行政或專業費用及收費。

(r) 特別條件第(41)條規定，倘若在發展或重建該地段或其部分時已安裝預應力地樁，承授人須自費對預應力地樁進行定期維修及檢查，以達致署長滿意。

(s) 特別條件第(42)條規定倘若從該地段或從其他受該地段的任何發展所影響的區域有泥土、廢土、瓦礫、建築廢料或建材(「**廢料**」)遭侵蝕、流入或傾倒至公共巷徑或道路或路渠、海灘或海床、污水渠、雨水渠或明渠或其他政府產業(「**政府產業**」)，承授人須自費清理該等廢料並修復對政府產業造成的損壞。承授人須就該等侵蝕、流入或傾倒對私人產業造成的任何損壞或滋擾所引致的一切訴訟、索償及要求對政府作出彌償。

(t) 根據特別條件第(44)條，承授人須自費建造及保養署長認為需要的水渠及渠道(不論是否位於該地段範圍內或政府土地上)，以將落在或流經該地段上的雨水截流並排送至就近的水道、集水井、渠道或政府雨水渠，至使署長滿意。將該地段任何排水渠及污水渠與政府雨水渠及污水渠(若已鋪設及投入運作)連接的工程，可由署長進行，而承授人須在應要時向政府支付該接駁工程之費用。承授人亦可自費進行該接駁工程至使署長滿意，而在該情況下，上述接駁工程於政府土地上的任何部分須由承授人自費保養。

6. 對買方造成負擔的租用條件：

(a) 特別條件第(2)條規定，承授人確認於批地文件之日，除了特別條件第(32)(a)條所指的現有小徑及特別條件第(34)(a)條所指的現有排水渠之外，尚有一些構築物及地基存在於該地段(「**現有構築物**」)。茲毋損一般條件第(5)條的一般規定，承授人將被視為滿意及接受該地段於批地文件之日的狀態及狀況是受限於現有構築物的存在，承授人不得就此或因此作出或提出任何性質的反對或索償。承授人須自費拆除和移走現有構築物(「**拆除工程**」)，以全面達致署長滿意。

(b) 特別條件第(10)條規定，除非得到署長事先書面同意及遵守署長所施加的任何條件，包括支付任何署長要求的行政費及地價，任何建築物、構築物、任何建築物或構築物的承托物或伸展，不得搭建或興建在特別條件第(9)(d)條所指的粉紅色綴黑點範圍(「**粉紅色綴黑點範圍**」)及特別條件第(9)(d)條所指的粉紅色間綠斜線綴黑點範圍(「**粉紅色間綠斜線綴黑點範圍**」)之內的地面水平，或由粉紅色綴黑點範圍及粉紅色間綠斜線綴黑點範圍地面水平向上伸延至15米高上空的範圍。

(c) 特別條件第(13)條規定，除獲署長事先書面同意外(署長於簽發同意書時可施加其認為適當的移植、補償美化或重植條件)，承授人不得移除或干擾於該地段或鄰近地方生長的樹木。

(d) 特別條件第(28)條規定，住宅車位及電單車車位不得：-

(i) 轉讓，除非：-

(1) 連同該地段上已建的建築物住宅單位；或

(2) 轉讓予已經是該地段上已建的建築物住宅單位的業主；或

(ii) 出租，除非租予該地段上已建的建築物住宅單位的住客。

惟無論如何，不得向該地段上已建的建築物的任何一個住宅單位的業主轉讓或向該地段上已建的建築物的任何一個住宅單位的住客出租總共超過三個住宅車位及電單車車位。

(e) 特別條件第(43)條規定，承授人須在任何時候，尤其在進行建築、保養、翻新或維修工程(「**工程**」)期間，採取或促使他人採取一切妥當及足夠的謹慎、技巧及預防措施，避免對該地段或綠色範圍或綠色加黑十字斜線範圍或任何部分或其結合之部分或任何部分之上、上面、之下或毗鄰的任何政府擁有或其他現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或其他工程或裝置(「**服務**」)造成任何損壞、干擾或阻塞。承授人在進行任何工程之前須進行或促使他人進行適當的勘測及必要的查詢以確定服務的現況及水平，並提交處理任何可能受工程影響的服務的書面建議給署長，供他全面審批，及須在取得署長對工程及上述建議的書面批准後才能進行工程。承授人須遵守及自費履行署長於批准上述建議時對服務施加的任何要求，包括承擔任何必要的改道、重鋪或修復的費用。承授人須自費全面維修、復原及修復因進行工程而對該地段或綠色範圍或綠色加黑十字斜線範圍或任何部分或其結合之部分或任何部分或任何服務以任何方式造成的任何損壞、干擾或阻塞(除非署長另作選擇，明渠、污水渠、雨水渠或總水喉須由署長負責修復，而承授人須在政府要求時向政府支付該等工程的費用)，以達致署長滿意。倘若承授人未能對該地段或綠色範圍或綠色加黑十字斜線範圍或任何部分或其結合之部分或任何部分或任何服務進行該等必要的改道、重鋪、維修、復原及修復工程以達致署長滿意，署長可進行他認為必要的該等改道、重鋪、維修、復原或修復工程，而承授人須在政府要求時向政府支付該等工程的費用。

(f) 特別條件第(47)條規定，除非得到署長事先書面同意，承授人不得進行或允許其他人進行任何涉及在該地段上已建或擬建的任何住宅單位的工程，包括但不限於拆除或改動任何隔間牆或任何地台或天台厚板或任何隔間構築物，以導致上述單位在內部連接至並可通往該地段已建或擬建的任何毗連或毗鄰住宅單位。署長對於如何構成單位在內部連接至並可通往任何毗連或毗鄰住宅單位的工程的決定是最終決定並對承授人具約束力。

(g) 請參閱上文第4段和第5段。

(h) 根據一般條件第(11)條，當承授人未能或忽略履行、遵守或符合批地文件，政府有權收回該地段或其任何部分以及在該地段或其任何部分的所有或任何建築物、搭建物及工程，並取回其管有權，且當該地段被收回時：(i)承授人在該地段被收回之部分的權利將絕對地停止或終止；(ii)承授人無權獲得任何地價退款、款項或賠償；及(iii)政府之任何其他權利、補償及申索將不受影響。

註：

1. 本節所載的「承授人」指批地文件訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。

2. 請參閱批地文件以了解全部詳情。完整的批地文件文本可於售樓處營業時間作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。

A. Facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use

1. The Green Area as referred to in Special Condition Nos. (3), (4), (5) and (6) of the Land Grant

(1) Provisions of the Land Grant

Special Condition No. (3) stipulates that:-

(a) The Purchaser shall:

(i) within 66 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form that portion of the future public road shown coloured green on the plan annexed hereto (hereinafter referred to as "**the Green Area**"); and

(II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "**the Structures**")

so that building, pedestrian traffic and emergency vehicular traffic may be carried on the Green Area;

(ii) within 66 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No. (4)(b) hereof;

(b) In the event of the non-fulfillment of the Purchaser's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.

(c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

Special Condition No. (4) stipulates that:-

(a) The Purchaser hereby acknowledges that as at the date of this Agreement, the Green Area is an existing access for pedestrian traffic (hereinafter referred to as "**the Existing Access**"). The Purchaser shall maintain at his own expense and in all respects to the satisfaction of the Director the Existing Access until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No. (4)(b) hereof.

(b) For the purpose only of carrying out the necessary works specified in Special Conditions Nos. (3)(a) and (34)(b) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free and uninterrupted access over and along the Green Area for all Government and public pedestrian traffic and emergency vehicular traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Conditions Nos. (3)(a) and (34)(b) hereof or otherwise.

Special Condition No. (5) stipulates that:-

The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Conditions Nos. (3)(a) and (34)(b) hereof.

Special Condition No. (6) stipulates that:-

(a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (3)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Conditions Nos. (3)(b) and (34)(c) hereof and any other works which the Director may consider necessary in the Green Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repair, replacement and alteration of any other waterworks installations within the Green Area.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.

(2) Provisions of the Deed of Mutual Covenant

Clause 37 stipulates that:-

In addition to the other powers expressly provided in this Deed, the Manager shall have authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Development and the management thereof including in particular but without in any way limiting the generality of the foregoing:-

…

(ac) To have the sole right to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility or other competent authority or any other person whomsoever in any way touching or concerning the Lot and the Development as a whole or the Common Areas and Facilities or the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government) with power to bind all Owners as to any policy adopted or decision reached or action taken in relation to any such dealings;

(az) To repair, maintain and upkeep the Green Area together with the Green Area Structures (until possession of which is re-delivered to the Government) and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plants constructed, installed and provided thereon or therein in good repair and condition and to the satisfaction of the Director of Lands before the Green Area has been re-delivered to the Government;

(bf) To manage and maintain for and on behalf of the Owners the land, areas, structures, facilities or drains or channels whether within or outside (if required by the Government) the Lot, the construction of which is the liability and/or responsibility of the First Owner and, for the purpose of this sub-clause, such management and maintenance shall include the Green Area and the Green Area Structures up to the time at which possession thereof is re-delivered to the Government in accordance with the terms of the Conditions.

Clause 36 of the Third Schedule stipulates that:-

The Owners shall at their own expenses in the proportion of the number of Undivided Shares (excluding the Undivided Shares allocated to the Common Areas and Facilities) allotted to their respective Units maintain the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government) and to carry out such works thereon and thereto to the satisfaction of the Director of Lands and in observance and compliance with Special Condition Nos.(3) and (4) and any other provisions of the Conditions.

(3) The general public has the right to use those facilities or open space (if any) mentioned above in accordance with the Land Grant.

2. The Existing Footpath as referred to in Special Condition No.(32) of the Land Grant

(1) Provisions of the Land Grant

Special Condition No. (32) stipulates that:-

(a) (i) The Purchaser hereby acknowledges that as at the date of this Agreement, there is an existing footpath on the Pink Hatched Green Area and the Pink Hatched Green Stippled Black Area (hereinafter referred to as "**the Existing Footpath**") and all members of the public at all times have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot on, along or through the Existing Footpath to and from the Graves and Kam Taps referred to in Special Condition No. (36)(b)(iii) hereof.

(ii) Without prejudice to the generality of the provisions of General Condition No. (5) hereof, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing at the date of this Agreement subject to the presence and use of the Existing Footpath and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect of or on account of the same. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser by reason of the presence and use of the Existing Footpath.

(iii) Subject to sub-clauses (b) and (c) of this Special Condition, the Purchaser shall not obstruct, interfere, close, alter, divert, relocate, demolish or permit to be obstructed, interfered, closed, altered, diverted, relocated or demolished the Existing Footpath or any part thereof.

(b) Unless and until the Existing Footpath or any part thereof is altered or relocated by the Purchaser in accordance with sub-clause (c)(i) of this Special Condition and until the Replacement Footpath referred to in sub-clause (c)(i) of this Special Condition is completed and the Government and all members of the public are permitted to have free and uninterrupted access to pass and repass on, along or through the Replacement Footpath in accordance with sub-clause (c)(iii)(I) of this Special Condition, the Purchaser shall at all times throughout the term hereby agreed to be granted:

(i) permit the Government and all members of the public at all times to have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot on, along or through the Existing Footpath to and from the Graves and Kam Taps referred to in Special Condition No. (36)(b)(iii) hereof without any hindrance; and

(ii) at his own expense keep and maintain the Existing Footpath in good and substantial repair and condition in all respects to the satisfaction of the Director.

(c) (i) Subject to the prior written approval of the Director, the Purchaser may at his own expense and in all respects to the satisfaction of the Director alter or relocate the Existing Footpath or any part thereof to such location or locations within the lot as may be approved by the Director (the Existing Footpath as altered or relocated as aforesaid is hereinafter referred to as "**the Replacement Footpath**").

(ii) The Replacement Footpath shall have a clear width of not less than one metre and shall comply with any requirements as shall be imposed by the Director.

(iii) Upon completion of the Replacement Footpath, the Purchaser shall at all times throughout the term hereby agreed to be granted:

(I) permit the Government and all members of the public at all times to have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot on, along or through the Replacement Footpath to and from the Graves and Kam Taps referred to in Special Condition No. (36)(b)(iii) hereof without any hindrance; and

(II) at his own expense keep and maintain the Replacement Footpath in good and substantial repair and condition in all respects to the satisfaction of the Director.

(d) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clauses (b) and (c) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance. The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence, repair, maintenance, use, alteration and relocation of the Existing Footpath, the construction, presence, repair, maintenance and use of the Replacement Footpath and the Purchaser's non-fulfilment of his obligations under sub-clauses (b) and (c) of this Special Condition or otherwise.

(e) It is hereby expressly agreed, declared and provided that by imposing the obligations on the part of the Purchaser contained in sub-clauses (b)(i) and (c)(iii)(I) of this Special Condition, neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Existing Footpath or the Replacement Footpath or any part or parts thereof to the public for the right of passage.

(f) It is hereby expressly agreed, declared and provided that the obligations on the part of the Purchaser contained in sub-clauses (b)(i) and (c)(iii)(I) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

(2) Provisions of the Deed of Mutual Covenant

Clause 37 stipulates that:-

In addition to the other powers expressly provided in this Deed, the Manager shall have authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Development and the management thereof including in particular but without in any way limiting the generality of the foregoing:-

…

(bj) Until the New Footpath is completed and the New Footpath is open to use by members of the public,

(i) to permit the Government and all members of the public at all times to have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot on, along and through the Footpath to and from the Graves and Kam Taps without any hindrance; and

(ii) to keep and maintain the Footpath in good and substantial repair and condition in all respects to the satisfaction of the Director of Lands.

Clause 46 of the Third Schedule stipulates that:-

The Owners shall at all times throughout the term granted by the Conditions until the New Footpath is completed and the New Footpath is open to use by members of the public,

(a) permit the Government and all members of the public at all times to have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot on, along and through the Footpath to and from the Graves and Kam Taps without any hindrance; and

(b) keep and maintain the Footpath in good and substantial repair and condition in all respects to the satisfaction of the Director of Lands.

(3) The general public has the right to use those facilities or open space (if any) mentioned above in accordance with the Land Grant.

3. The Existing Drains as referred to in Special Condition No.(34) of the Land Grant

(1) Provisions of the Land Grant

Special Condition No. (34) stipulates that:-

(a) (i) The Purchaser hereby acknowledges that as at the date of this Agreement, there are existing drains and catchpits within the south-eastern portion of the lot and the Green Area (hereinafter collectively referred to as "**the Existing Drains**"). Without prejudice to the generality of the provisions of General Condition No. (5) hereof, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing at the date of this Agreement subject to the presence of the Existing Drains and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect of or on account of the same.

(ii) Subject to sub-clause (b) of this Special Condition, the Purchaser shall not interfere with or obstruct or remove or relocate or permit or suffered to be interfered with or obstructed or removed or relocated the Existing Drains or any parts thereof.

(b) (i) Without prejudice to the provisions of Special Conditions Nos. (3), (33), (43) and (44) hereof, the Purchaser shall within such time limit as shall be stipulated by the Director at his own expense and in all respects to the satisfaction of the Director divert the Existing Drains to the Green Area or to any adjacent or adjoining Government land or both (hereinafter referred to as "**the Diversion Works**") at such location or locations with such materials and to such standard, specification and design as the Director may approve or require and complete the Diversion Works in good and workmanlike manner in all respects to the satisfaction of the Director.

(ii) The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser by reason of the presence of the Existing Drains or the carrying out of the Diversion Works or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(c) (i) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (b) of this Special Condition within the time limit as stipulated by the Director, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.

(ii) There is reserved unto the Government, the Director and his officers, agents and contractors and any persons authorized by the Director with or without tools, equipment, plant or machinery the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof at all times for the purpose of carrying out any necessary works in accordance with sub-clause (c)(i) of this Special Condition.

(iii) The Government, the Director, and his officers, agents and contractors and any persons duly authorized under sub-clause (c)(ii) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise of the rights by the Government under sub-clauses (c)(i) and (c)(ii) of this Special Condition and no claim whatsoever shall be made against the Government, the Director and his officers, agents and contractors and any persons duly authorized under sub-clause (c)(ii) of this Special Condition by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(d) The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the carrying out of the Diversion Works or the works under sub-clause (c)(i) of this Special Condition.

(2) Provisions of the Deed of Mutual Covenant

Clause 48 of the Third Schedule stipulates that:-

Subject to Special Condition No.(34)(b) of the Conditions and with the Director of Lands' approval (if necessary), no Owner shall interfere with or obstruct or remove or relocate or permit or suffered to be interfered with or obstructed or removed or relocated the Existing Drains or any parts thereof.

(3) The general public has the right to use those facilities or open space (if any) mentioned above in accordance with the Land Grant.

4. The Green Cross-hatched Black Area as referred to in Special Condition No.(36) of the Land Grant

(1) Provisions of the Land Grant

Special Condition No. (36) stipulates that:-

(a) The Purchaser hereby acknowledges that the lot may be affected by landslip hazards and boulder falls hazards (hereinafter collectively referred to as "**the hazards**") including but not limited to those arising from the area shown coloured green cross-hatched black on the plan annexed hereto (hereinafter referred to as "**the Green Cross-hatched Black Area**").

(b) (i) The Purchaser shall within 12 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director) at his own expense carry out and complete in all respects to the satisfaction of the Director geotechnical investigation (hereinafter referred to as "**the Geotechnical Investigation**") within the lot and the Green Cross-hatched Black Area for the hazards. No ground investigation shall be carried out on any Government land outside the Green Cross-hatched Black Area without the prior written consent of the Director.

(ii) The findings of the Geotechnical Investigation shall include among others, a proposal for carrying out, completing and maintaining within the lot all necessary mitigation and stabilisation works and associated works, including works to provide access for subsequent maintenance of the completed mitigation and stabilisation works, to the satisfaction of the Director. No mitigation and stabilisation works and associated works shall be carried out within the Green Cross-hatched Black Area or any Government land outside the Green Cross-hatched Black Area except with the prior written consent of the Director.

(iii) The Purchaser hereby acknowledges that as at the date of this Agreement, there are existing within the Green Cross-hatched Black Area a footpath (which existing footpath is for identification purpose shown and marked on the plan annexed hereto and is hereinafter referred to as "**the Footpath**") and some graves and kam taps (which graves and kam taps are hereinafter collectively referred to as "**the Graves and Kam Taps**"). The Purchaser shall take or cause to be taken all proper and adequate care, skills and precautions when carrying out the Geotechnical Investigation to avoid causing any damage, disturbance or interference to the Footpath or any part thereof and the Graves and Kam Taps. The Purchaser shall not interfere with or obstruct or remove or relocate or permit or suffered to be interfered with or obstructed or removed or relocated the Footpath or any part thereof and the Graves and Kam Taps without the prior written approval of the Director.

(iv) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfillment of the Purchaser's obligations under sub-clauses (b)(i) and (b)(iii) of this Special Condition or the presence and use of the Footpath or the presence of the Graves and Kam Taps or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(v) The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the carrying out and completing of the Geotechnical Investigation.

(c) Upon completion of the Geotechnical Investigation, the Purchaser shall within 66 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director carry out and complete all necessary mitigation and stabilization works and associated works, including works to provide access for subsequent maintenance of the completed mitigation and stabilisation works, as the Director in his absolute discretion shall approve and require within the lot (hereinafter referred to as "**the Mitigation and Stabilization Works**") so as to protect any building or buildings or structure or structures erected or to be erected on the lot or any part thereof and any residents or occupiers therein and their bona fide guests, visitors and invitees from the hazards including but not limited to those arising from the Green Cross-hatched Black Area.

(d) (i) Upon completion of the Mitigation and Stabilization Works, the Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the Mitigation and Stabilization Works in good substantial repair and condition in all respects to the satisfaction of the Director to ensure that the Mitigation and Stabilization Works shall continue to perform their designed functions. In addition to any rights or remedies the Government may have against the Purchaser for non-fulfilment of the Purchaser's obligations to maintain the Mitigation and Stabilization Works as herein provided, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out such maintenance works within such time period as the Director shall in his absolute discretion deem fit. If the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, or as required in an emergency, the Director may forthwith execute and carry out the required maintenance works as he may consider necessary and the Purchaser shall on demand pay to the Government a sum equal to the cost thereof, together with any administrative and professional fees and charges. The cost together with the administrative and professional fees and charges shall be as determined by the Director whose determination shall be final and shall be binding upon the Purchaser.

(ii) There is reserved unto the Government, the Director and his officers, agents and contractors and any persons authorized by the Director with or without tools, equipment, plant or machinery the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof at all times for the purpose of carrying out any necessary works in accordance with sub-clause (d)(i) of this Special Condition .

(iii) The Government, the Director and his officers, agents and contractors and any persons duly authorized under sub-clause (d)(ii) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise of the rights conferred under sub-clause (d)(ii) of this Special Condition and no claim whatsoever shall be made against the Government, the Director and his officers, agents and contractors and any persons duly authorized under sub-clause (d)(ii) of this Special Condition by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(e) The Geotechnical Investigation and the Mitigation and Stabilization Works shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation and any other relevant legislation.

(f) In the event that any damage is done to the Green Cross-hatched Black Area or any part thereof, any Government land or any land outside the lot as a result of or arising out of the carrying out of the Geotechnical Investigation or the carrying out and completing, inspecting and maintaining the Mitigation and Stabilization Works, the Purchaser shall make good such damage at his own expense within such time limit as shall be required by and in all respects to the satisfaction of the Director.

(g) The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, claims, costs, charges, demands, actions and proceedings whatsoever including but not limited to any damage to or loss of properties and life or personal injuries arising directly or indirectly out of or incidental to any works including works being carried out or having been carried out pursuant to the provisions of this Special Condition or the omission, neglect or default by the Purchaser to fulfil any of the obligations under this Special Condition.

(2) Provisions of the Deed of Mutual Covenant

Clause 37 stipulates that:-

In addition to the other powers expressly provided in this Deed, the Manager shall have authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Development and the management thereof including in particular but without in any way limiting the generality of the foregoing:-

…

(bm) Upon completion of the Mitigation and Stabilization Works, to maintain at all times the Mitigation and Stabilization Works in good and substantial repair and condition in all respects to the satisfaction of the Director of Lands to ensure that the Mitigation and Stabilization Works shall continue to perform their designed functions.

Clause 50 of the Third Schedule stipulates that:-

The Owners shall, upon completion of the Mitigation and Stabilization Works, at all times maintain at their own expense the Mitigation and Stabilization Works in good and substantial repair and condition in all respects to the satisfaction of the Director of Lands to ensure that the Mitigation and Stabilization Works shall continue to perform their designed functions.

(3) The general public has the right to use those facilities or open space (if any) mentioned above in accordance with the Land Grant.

B. Facilities that are required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

1. Please refer to paragraphs A1, A2, A3 and A4 above.
2. The facilities or open spaces (if any) mentioned in paragraphs A1, A2, A3 and A4 above are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of the managing, operating or maintaining those facilities or open spaces (if any) through the management expenses apportioned to the residential properties concerned.

C. Size of any open space that is required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not applicable.

D. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F)

Not applicable.

Notes:
1. The term "Director" in the Land Grant means "the Director of Lands", unless otherwise specified.
2. The term "Purchaser" in the Land Grant means "the Grantee", unless otherwise specified.
3. The term "Conditions" in the Deed of Mutual Covenant means "the Land Grant", unless otherwise specified.

A. 批地文件規定須興建並提供予政府或供公眾使用的設施

1. 批地文件特別條件第(3)、(4)、(5)及(6)條所指之「綠色範圍」

(1) 批地文件的條款

特別條件第(3)條規定：

(a) 買家須：-

(i) 由本協議之日起66個曆月內(或署長批准之其他延長時間)，自費以署長批准的方式及物料及標準、水平、位置和設計進行下列工程，以全面達致署長滿意：

(I) 鋪設及平整在本協議附錄圖則上以綠色顯示之未來公共道路部份(下稱「**綠色範圍**」)；及

(II) 提供及興建橋、隧道、上跨路、下通道、下水道、高架橋、行車天橋、行人路、道路或署長全權酌情要求的其他構築物(以下統稱「**該等構築物**」)

以便在綠色範圍興建建築物及供行人及緊急車輛往來；

(ii) 由本協議之日起66個曆月內(或署長可批准之其他延長時間)，自費在綠色範圍鋪設路面、建造路緣及渠道並為其提供署長要求的溝渠、下水道、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以達致署長滿意；及

(iii) 自費保養綠色範圍，連同該等構築物及所有在該範圍之上或之內興建、設置及提供的構築物、表面、溝渠、下水道、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以達致署長滿意，直至按特別條件第(4)(b)條交還綠色範圍的管有權為止；

(b) 倘若買家不於本特別條件(a)分條所述的指定期限內履行該分條訂明的責任，政府可進行必要的工程，費用由買家承擔。買家須在政府要求時向政府支付相等於有關費用的款項，金額由署長決定，而其決定是最終決定並約束買家。

(c) 就任何買家或任何其他人招致或蒙受的損失、破壞、滋擾或干擾，不論是因買家履行本特別條件(a)分條的責任或政府行使本特別條件(b)分條的權利或其他權利而起的或隨之而來的，政府概不承擔任何責任；買家亦不得就該等損失、破壞、滋擾或干擾向政府提出任何申索。

特別條件第(4)條規定：

(a) 買家在此確認於本協議之日，綠色範圍是一條供行人往來的現有通道(下稱「**現有通道**」)。買家須自費保養現有通道，以全面達致署長滿意，直至買家根據特別條件第(4)(b)條將綠色範圍的管有權重新交還。

(b) 僅為了按特別條件第(3)(a)條及(34)(b)條進行必要工程，買家在本協議之日獲授予綠色範圍的管有權。綠色範圍須在政府要求時交還予政府，而於任何情況下，倘若署長發信表示其滿意接受此等條件已經履行，則綠色範圍於發信日期即被視作已由買家交還予政府。買家管有綠色範圍期間，須於所有合理時間允許所有政府及公眾行人及緊急車輛自由及不受阻礙通行及往來綠色範圍，並須確保按特別條件第(3)(a)條及(34)(b)條或其他進行的工程不會干擾或妨礙通行。

特別條件第(5)條規定：

除非獲得署長事先書面同意，買家不得使用綠色範圍存放物品或搭建任何臨時構築物，又或作進行特別條件第(3)(a)條及(34)(b)條指定工程以外用途。

特別條件第(6)條規定：

(a) 買家管有綠色範圍期間，須於所有合理時間：-

(i) 允許政府、署長及其人員、承辦商及代理人及署長授權的任何人士有權進出、返回及通過該地段及綠色範圍，以視察、檢查及監督遵照特別條件第(3)(a)條進行的任何工程，並且進行、視察、檢查及監督按特別條件第(3)(b)條及(34)(c)條進行的工程以及綠色範圍內署長認為必要的其他工程；

(ii) 允許政府及政府授權的相關公用事業公司有權按需要進出、返回及通過該地段及綠色範圍，以於綠色範圍之內、之上或之下或任何毗連土地進行任何工程，包括但不限於鋪設及其後維修所有必要水渠、電線、管道、電線槽及其他導體和輔助設備，藉此提供擬供該地段或任何毗連或毗鄰土地或樓宇使用的電話、電力、氣體(如有)及其他服務。買家須與政府及政府正式授權的相關公用事業公司全面合作，以處理關乎上述擬於綠色範圍內進行的工程之所有事宜；及

(iii) 允許水務監督人員及其授權之其他人士有權按需要進出、返回及通過該地段及綠色範圍，以進行任何關於運作、保養、維修、更換及改動綠色範圍內任何其他水務裝置的工程。

(b) 就任何因政府、署長、其官員、承辦商、代理人及任何其他根據本特別條件(a)分條獲妥為授權的人士或公用事業公司行使權利而起的或隨之而來的任何對買家或任何其他人士所造成或買家或任何其他人士所蒙受的損失、破壞、滋擾或干擾，政府、署長、其官員、承辦商、代理人及其他根據本特別條件(a)分條獲妥為授權的人士或公用事業公司概不承擔任何責任。

(2) 公契的條款

第37條規定：

除本契約明確訂立之其他權力外，管理人亦有權鑒於或因應該地段及發展項目和該處之管理事務進行所有必要或恰當的行為及事項。茲毋損前文之一般規定，管理人之權力包括下列各項：

…

(ac) 有獨有權代表所有業主與政府、任何法定機關、任何公用事業公司、其他主管當局或任何其他個人交涉，以處理所有有關或關乎該地段及發展項目整體、公用地方及設施或綠色範圍及綠色範圍構築物(直至交還該管有權予政府)的事宜，並有權就與該等交涉有關的任何已採納的政策、以達成的決定或以採取的行動約束所有業主；

(az) 綠色範圍交還予政府前，管理人有權修理、維修、保養綠色範圍連同綠色範圍構築物(直至交還該管有權予政府)，及在該範圍之上或之內興建、設置及提供的所有構築物、表面、溝渠、下水道、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以保持其狀況良好並達致地政總署署長滿意。

(bf) 代表業主管理和維修位於該地段內或外(如政府要求)而第一業主有責任建造及/或應負責建造的土地、地方、構築物、設施或排水渠或渠道；該等管理和維修包括綠色範圍及綠色範圍構築物，直至根據批地文件的條款交還管有權予政府。

第三附錄第36條規定：

業主須自費按照分配予各單位的不分割份數數目(不包括分配予公用地方及設施的不分割份數)的比例，以維持綠色範圍及綠色範圍構築物(直至管有權交還予政府)，並在此等範圍以上或對此等範圍進行相關工程，以全面達致署長滿意及遵守並遵從特別條件第(3)及(4)款及批地條件的任何其他條文。

(3) 公眾有權按照批地文件使用上述之設施或休憩用地(如有)。

2. 批地文件特別條件第(32)條所指之「現有小徑」

(1) 批地文件的條款

特別條件第(32)條規定：

(a) (i) 買家在此確認於本協議之日，在粉紅色間綠斜線範圍及粉紅色間綠斜線綴黑點範圍之上有一條現有行人小徑(下稱「**現有小徑**」)，公眾人士可於任何時間自由及不受阻礙以步行方式通過和再通過或穿越現有小徑，以往來特別條件第(36)(b)(iii)條所指的墳墓和金塔，而無須繳付任何性質的款項。

(ii) 茲毋損一般條件第(5)條的一般規定，買家將被視為滿意及接受該地段於本協議之日的狀態及狀況是受限於現有小徑的存在和使用，買家不得就此或因此作出或提出任何性質的反對和索償。政府對因現有小徑的存在和使用而令買家招致或蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任或法律責任。

(iii) 受限於本特別條件(b)及(c)分條，買家不得阻塞、干預、關閉、改變、改道、搬遷、拆除或容許他人阻塞、干預、關閉、改變、改道、搬遷或拆除現有小徑或其任何部份。

(b) 除非及直至買家按本特別條件(c)(i)分條改變或搬遷現有小徑或其任何部份，並直至本特別條件(c)(i)分條所指的代替小徑完工，而且政府和公眾人士按本特別條件(c)(iii)(I)分條獲准自由及不受阻礙通過和再通過或穿越代替小徑，則買家須於在本協議批出年期期間：-

(i) 允許政府及公眾人士於任何時間自由及不受阻礙以步行方式通過和再通過或穿越現有小徑，以往來特別條件第(36)(b)(iii)條所指的墳墓和金塔，而不受任何阻礙，且無須繳付任何性質的款項；及

(ii) 自費保持及維修現有小徑於修繕妥當及良好的保養狀態，以全面達致署長滿意。

(c) (i) 如事前經署長書面批准，買家可自費改動或搬遷現有小徑或其任何部份至該地段內署長批准之位置，以全面達致署長滿意(上述被改動或搬遷之現有小徑下稱「**代替小徑**」)。

(ii) 代替小徑須有不少於一米的淨濶度，並須符合署長施加的任何要求。

(iii) 代替小徑完工後，買家須於本協議批出年期期間：-

(I) 允許政府及公眾人士於任何時間自由及不受阻礙以步行方式通過和再通過或穿越代替小徑，以往來特別條件第(36)(b)(iii)條所指的墳墓和金塔，而不受任何阻礙，且無須繳付任何性質的款項；及

(II) 自費保持及維修代替小徑於修繕妥當及良好的保養狀態，以全面達致署長滿意。

(d) 倘因履行本特別條件(b)及(c)分條所指的責任或其他原因而導致或引致買家蒙受或招致任何損失、損害、滋擾或干擾，政府概毋須就此承擔責任，買家亦不可就該等損失、損害、滋擾或干擾向政府索償。買家在此彌償並保持政府彌償於任何直接或間接因現有小徑的存在、維修、保養、使用、改建及搬遷、代替小徑的建造、存在、維修、保養及使用及買家未能履行本特別條件(b)及(c)分條或其他特別條件所指的責任而導致的任何責任、損失、損害、索償、費用、支出、收費、索求、訴訟及法律程序。

(e) 在此明文同意、宣告及指明，按本特別條件(b)(i)及(c)(iii)(I)分條向買家施加的責任，買家無意撥供、政府亦並非同意任何撥供現有小徑或代替小徑或其任何部份予公眾作通越用途。

(f) 在此明文同意、宣告及指明，按本特別條件(b)(i)及(c)(iii)(I)分條向買家施加的責任，不會引起按《建築物(規劃)規例》第22(1)條規例、任何修改、取代或其他的額外上蓋比率或地積比率之放寬或權利有關的期望或索償。為免存疑，買家明文放棄任何及所有按《建築物(規劃)規例》第22(1)條、任何修改或取代的額外上蓋比率或地積比率之放寬或權利有關的索償。

(2) 公契的條款

第37條規定：

除本契約明確訂立之其他權力外，管理人亦有權鑒於或因應該地段及發展項目和該處之管理事務進行所有必要或恰當的行為及事項。茲毋損前文之一般規定，管理人之權力包括下列各項：

…

(bj) 直至新小徑完工及新小徑開放予公衆人士使用，

(i) 允許政府及公眾人士於任何時間自由及不受阻礙以步行方式通過和再通過或穿越小徑，以往來墳墓和金塔，而不受任何阻礙，且無須繳付任何性質的款項；及

(ii) 保持及維持小徑於修繕妥當及良好的保養狀態，以全面達致地政總署署長滿意。

第三附錄第46條規定：

直至新小徑完工及新小徑開放予公衆人士使用，業主須於批地文件批出年期的任何期間內，

(a) 允許政府及公眾人士於任何時間自由及不受阻礙以步行方式通過和再通過或穿越小徑，以往來墳墓和金塔，而不受任何阻礙，且無須繳付任何性質的款項；及

(b) 保持及維持小徑於修繕妥當及良好的保養狀態，以全面達致地政總署署長滿意。

(3) 公眾有權按照批地文件使用上述之設施或休憩用地(如有)。

3. 批地文件特別條件第(34)條所指之「現有排水渠」

(1) 批地文件的條款

特別條件第(34)條規定：

(a) (i) 買家在此確認於本協議之日，在該地段東南部份內及綠色範圍存有現有排水渠及集水井(以下統稱「**現有排水渠**」)。

茲毋損一般條件第(5)條的一般規定，買家將被視為滿意及接受該地段於本協議之日的狀態及狀況是受限於現有排水渠的存在，買家不得就此或因此作出或提出任何性質的反對或索償。

(ii) 受限於本特別條件(b)分條，買家不可干預或阻礙或移走或搬遷或容許其他人干預或阻礙或移走或搬遷現有排水渠或其任何部份。

(b) (i) 茲毋損特別條件第(3)、(33)、(43)及(44)條，買家須於署長指明的時限內自費以署長批准或要求的物料及標準、規格和設計，將現有排水渠改道至綠色範圍或毗鄰或毗連的政府土地或兩者內經署長批准或要求的位置(下稱「**改道工程**」)，以全面達致署長滿意，並妥善進行及完成改道工程，以全面達致署長滿意。

(ii) 就任何因現有排水渠的存在或改道工程的進行或其他原因而對買家所造成或蒙受的損失、破壞、滋擾或干擾，政府概不承擔任何責任或法律責任。買家亦不得向政府就該等損失、破壞、滋擾或干擾提出任何申索。

(c) (i) 倘若買家未能按本特別條件(b)分條於署長指定時限內履行責任，則政府可進行必要工程，費用由買家承擔，買家須在政府要求時向政府支付相等於該等費用的金額，金額由署長決定，署長的決定是最終決定並約束買家。

(ii) 政府、署長及其人員、代理人及承辦商及任何署長授權的人士保留於任何時間自由及不受阻礙進出、返回及通過該地段或其任何部分的權利，以按本特別條件(c)(i)分條進行任何必需的工程，不論是否備有工具、設備、機械或機器。

(iii) 就任何對買家或任何其他人所造成或買家或任何其他人蒙受的損失、破壞、滋擾或干擾，不論是因政府、署長、其官員、代理人、承辦商及其他任何根據本特別條件(c)(ii)分條獲妥為授權的人士行使本特別條件(c)(i)及(c)(ii)分條的權利或其他權利而起的或隨之而來的，政府、署長、其官員、代理人、承辦商及其他任何獲妥為授權的人士概不承擔任何責任，且買家不得向政府、署長、其官員、代理人、承辦商或其他任何根據本特別條件(c)(ii)分條獲妥為授權的人士就該等損失、破壞、滋擾或干擾提出任何申索。

(d) 買家在此彌償並保持政府彌償於因進行本特別條件(c)(i)分條指明的改道工程或任何工程而不論直接或間接導致或引致任何責任、損失、損害、索償、支出、費用、收費、索求、訴訟和法律程序。

(2) 公契的條款

第三附錄第48條規定：

受限於批地文件第(34)(b)條及地政總署署長的批准(如需要)，業主不可干預或阻礙或移走或搬遷或容許其他人干預或阻礙或移走或搬遷現有排水渠或其任何部份。

(3) 公眾有權按照批地文件使用上述之設施或休憩用地(如有)。

4. 批地文件特別條件第(36)條所指之「綠色加黑十字斜線範圍」

(1) 批地文件的條款

特別條件第(36)條規定：

(a) 買家在此確認該地段可能受山泥傾瀉危險及石礫墮下危險影響(以下統稱「**該等危險**」)，包括但不限於出現在附錄圖則上以綠色加黑十字斜線顯示之範圍(下稱「**綠色加黑十字斜線範圍**」)。

(b) (i) 買家須於本協議之日起12個曆月內(或署長批准之其他延長時間)，在該地段及綠色加黑十字斜線範圍內自費對該等危險進行及完成地質勘察(下稱「**地質勘察**」)，以全面達致署長滿意。在未取得署長事先書面同意之前，不得在綠色加黑十字斜線範圍外任何政府土地進行土地勘察。

(ii) 地質勘察的內容須包括在該地段內進行、完成和維修所有有需要的緩解和穩固工程及相關工程，包括為已完工的緩解和穩固工程的隨後維修提供進出口，以達致署長滿意。除非得到署長事先書面同意，否則不得在綠色加黑十字斜線範圍或綠色加黑十字斜線範圍外任何政府土地進行緩解和穩固工程及相關工程。

(iii) 買家在此確認於本協議之日，綠色加黑十字斜線範圍內存在一條小徑(此現有小徑顯示及標示於附錄圖則上以資識別，並下稱「**小徑**」)及一些墳墓和金塔(以下統稱「**墳墓和金塔**」)。買家在進行地質勘察期間，須採取或促使他人採取一切妥當及足夠的謹慎、技巧及預防措施，避免對小徑或其任何部分及墳墓和金塔造成任何損壞、擾亂或干擾。買家不得干擾或阻塞或移除或重置或容許其他人干擾或阻塞或移除或重置小徑或其任何部分及墳墓和金塔，除非得到署長事先書面批准。

(iv) 倘因行使本特別條件(b)(i)及(b)(iii)分條所指的買家責任、小徑的存在及使用及墳墓和金塔的存在或其他原因而導致或引致買家或其他人士蒙受或招致任何損失、損害、滋擾或干擾，政府概毋須就此承擔責任，買家亦不可就該等損失、損害、滋擾或干擾向政府索償。

(v) 買家在此彌償並保持政府彌償於任何因進行和完成地質勘察而不論直接或間接導致的任何責任、損失、損害、索償、費用、支出、收費、索求、訴訟及法律程序。

(c) 在完成地質勘察後，買家須於本協議之日起計66個曆月內(或署長批准之其他延長時間)，自費進行及完成所有必需的緩解及穩固工程及相關工程，包括在該地段由署長全權酌情批准及要求為已完工的緩解和穩固工程的隨後維修提供進出口(下稱「**緩解及穩固工程**」)，以保護任何在該地段或其部分已建或擬建的建築物或構築物，及當中的住客或佔有人及其真正客人、訪客及獲邀請人士，免受包括但不限於由綠色加黑十字斜線範圍產生的該等危險，以全面達致署長滿意。

(d) (i) 在完成緩解及穩固工程後，買家須在此批出的年期期間內自費維修緩解及穩固工程於修繕妥當及良好的保養狀態，以全面達致署長滿意，以確保緩解及穩固工程可繼續發揮其設計功能。政府除了對買家未能履行其責任維修緩解及穩固工程可採取任何權利或補償外，署長有權以書面通知要求買家於署長指定時間內進行署長全權酌情要求的維修工程。倘若買家疏忽或未能於指定時間內或在任何緊急要求下遵守上述通知以達致署長滿意，則署長可立即執行及進行其所要求及認為需要的維修工程，買家須在應要時向政府支付一筆相等於有關費用的金額，以及任何行政費和專業人員費用，有關費用及行政費和專業人員費用由署長決定，署長對此的決定是最終決定並約束買家。

(ii) 政府、署長及其人員、代理人及承辦商及任何署長授權的人士，不論是否帶備工具、設備、機械或機器，都保留於任何時間自由及不受阻礙進出、返回及通過該地段或其任何部分的權利，以按本特別條件(d)(i)分條進行任何必要的工程。

(iii) 倘因行使本特別條件(d)(ii)分條所述的權利而導致或引致買家蒙受或招致任何損失、損害、滋擾或干擾，政府、署長及其人員、代理人及承辦商及任何按本特別條件(d)(ii)分條獲妥為授權的人士概毋須就此承擔責任，買家亦不可就該等損失、損害、滋擾或干擾向政府、署長及其人員、代理及承辦商及任何按本特別條件(d)(ii)分條獲妥為授權的人士索償。

(e) 地質勘察及緩解及穩固工程須全面符合《建築物條例》、其附屬規例及任何修訂法例及其他相關法例。

(f) 倘若因進行地質勘察或進行及完成、檢查及維修緩解及穩固工程，而令綠色加黑十字斜線範圍或其任何部分、任何政府土地或該地段外任何土地有任何損壞，買家須自費在署長要求的時限內修復此等損壞，以全面達致署長滿意。

(g) 買家在此彌償並保持政府彌償於任何因按本特別條件進行或已進行的工程或買家遺漏、疏忽或因買家未能履行本特別條件的責任而不論直接或間接導致的任何責任、損失、損害、索償、費用、支出、收費、索求、訴訟及法律程序(包括但不限於任何財產、性命損失或人身損傷)。

(2) 公契的條款

第37條規定：

除本契約明確訂立之其他權力外，管理人亦有權鑒於或因應該地段及發展項目和該處之管理事務進行所有必要或恰當的行為及事項。茲毋損前文之一般規定，管理人之權力包括下列各項：

…

(bm) 在完成緩解及穩固工程後，時刻維修緩解及穩固工程於修繕妥當及良好的保養狀態，以全面達致地政總署署長滿意，以確保緩解及穩固工程可繼續發揮其設計功能。

第三附錄第50條規定：

業主在完成緩解及穩固工程後，須自費時刻維修緩解及穩固工程於修繕妥當及良好的保養狀態，以全面達致地政總署署長滿意，以確保緩解及穩固工程可繼續發揮其設計功能。

(3) 公眾有權按照批地文件使用上述之設施或休憩用地(如有)。

B. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施

1. 請參閱上述A1、A2、A3及A4段。

2. 上述A1、A2、A3及A4段所述之設施或休憩用地(如有)按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持，及該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地(如有)的部分開支。

C. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

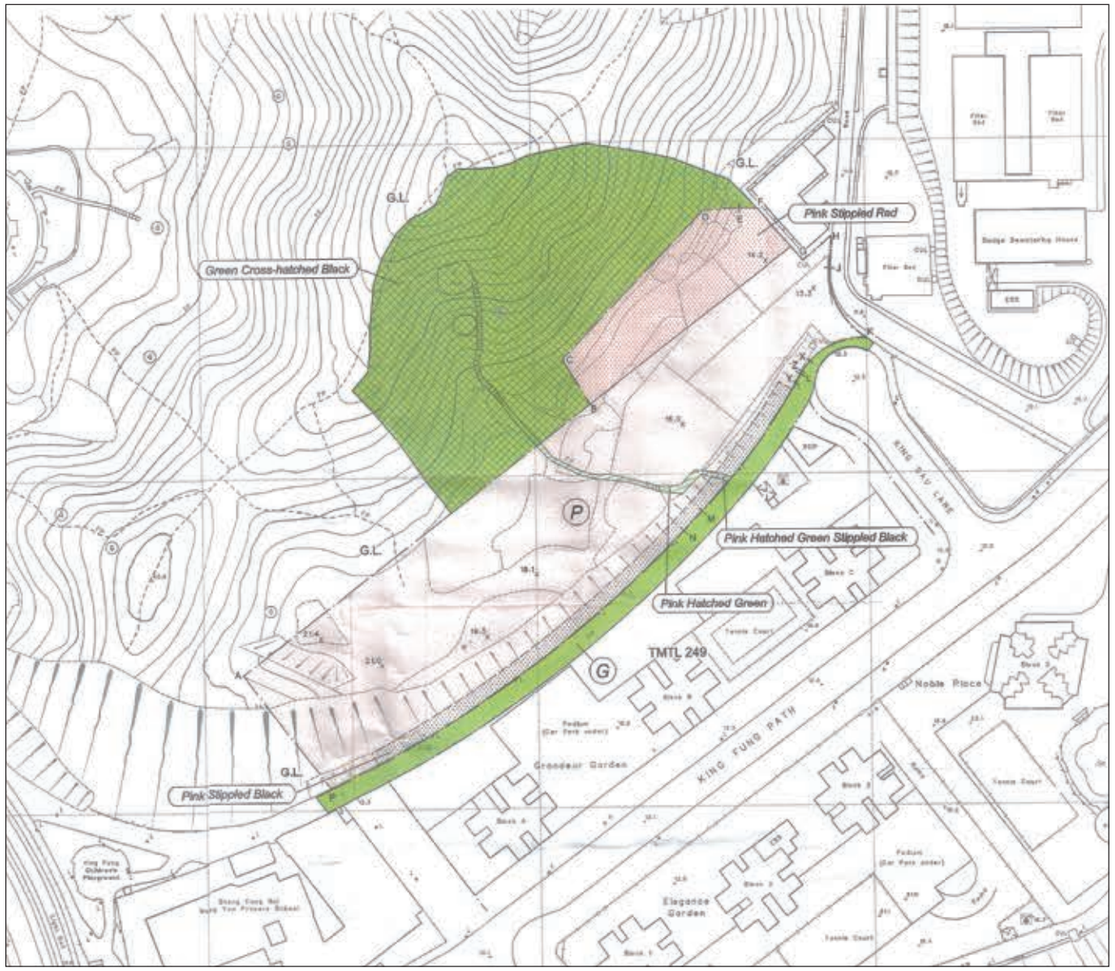
不適用。

D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部份

不適用。

註：
1. 除非另有指明，批地文件所載的「署長」指「地政總署署長」。
2. 除非另有指明，批地文件所載的「買家」指「承授人」。
3. 除非另有指明，公契所載的「租契」指「批地文件」。

Plan annexed to the Land Grant
附於批地文件的圖則



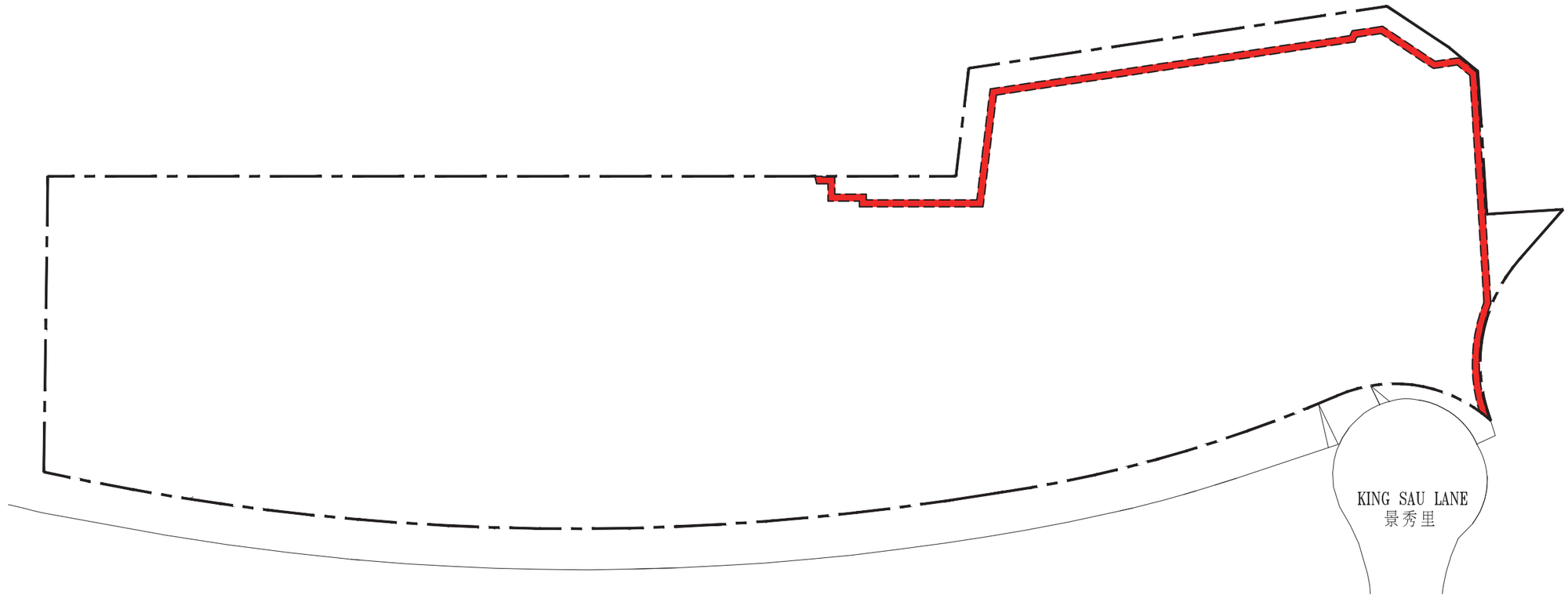
Legend 圖例

- Pink Hatched Green
  粉紅色間綠斜線
- Pink Hatched Green Stippled Black
  粉紅色間綠斜線綴黑點
- Pink Stippled Black
  粉紅色綴黑點
- Pink Stippled Red
  粉紅色綴紅點
- Green
  綠色
- Green Cross-hatched Black
  綠色間黑十字斜線

Notes:
The portions indicated Pink Stippled Black and Pink Stippled Red shown on this plan do not form parts of those facilities referred to in the part of "Information on Public Facilities and Public Open Space".

備註：
在此圖上顯示為粉紅色綴黑點及粉紅色綴紅點的部分並不構成此「公共設施及公眾休憩用地的資料」所指的公共設施。

Location of the Replacement Footpath
代替小徑的位置



Boundary of the Development
發展項目的界線

Replacement Footpath
代替小徑

Scale比例：0 20 40M(米)

(a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

(b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,

  (i) that firm may not be able to protect the purchaser's interests; and

  (ii) the purchaser may have to instruct a separate firm of solicitors; and

  (iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

(a) 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

(b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－

  (i) 該律師事務所可能不能夠保障買方的利益；及

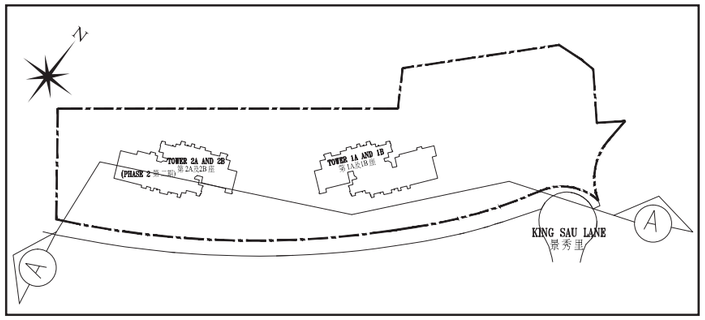
  (ii) 買方可能要聘用一間獨立的律師事務所；及

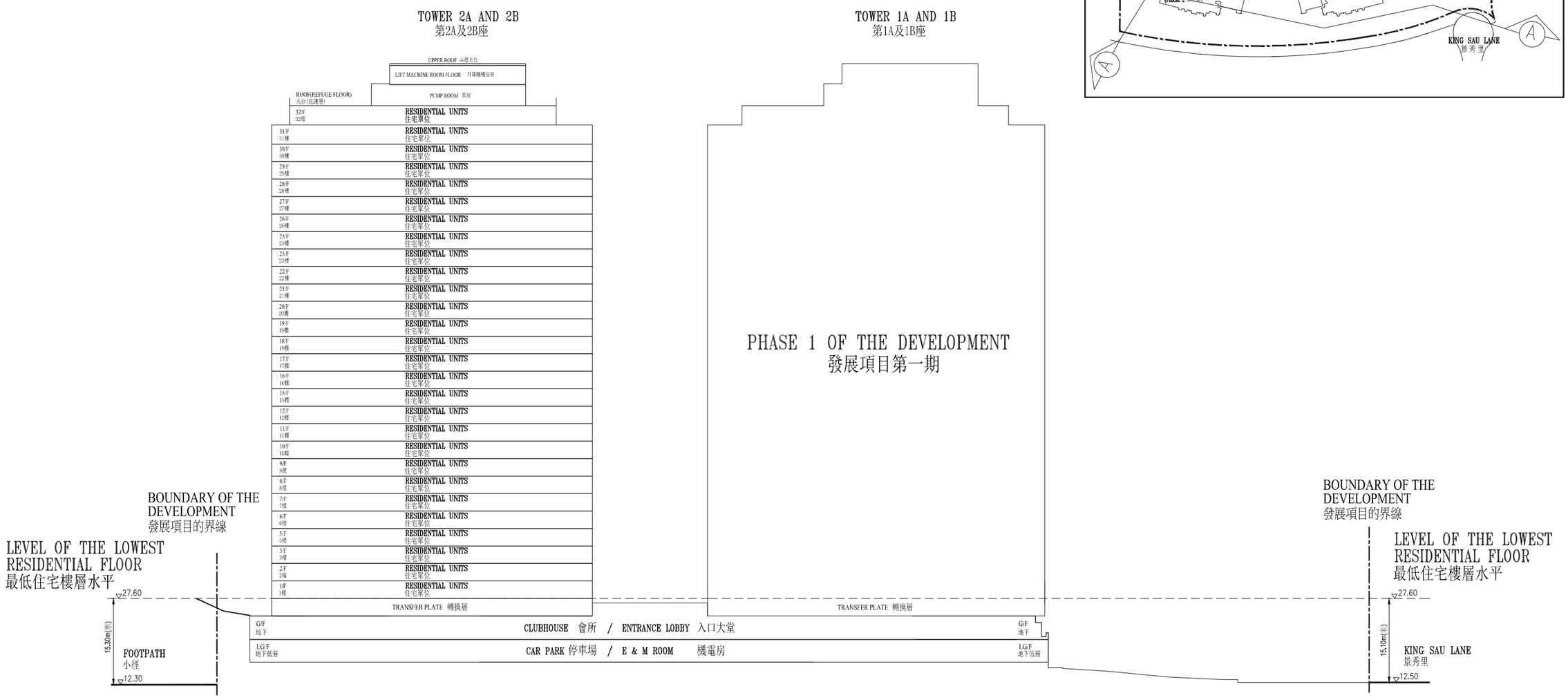
  (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

CROSS-SECTION PLAN A-A
橫截面圖 A-A

KEY PLAN 指示圖





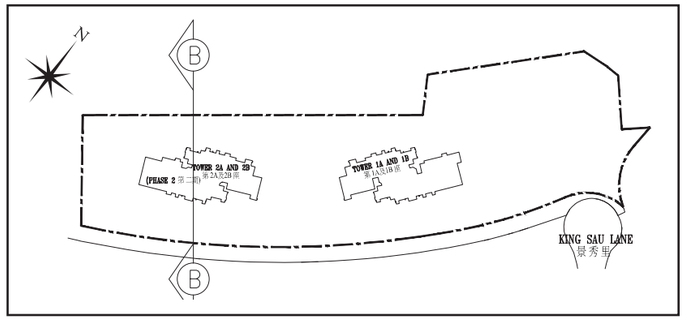
1. The part of footpath adjacent to the building is 12.30 metres above the Hong Kong Principal Datum.
2. The part of King Sau Lane adjacent to the building is 12.50 metres above the Hong Kong Principal Datum.
3. The level of lowest residential floor of the Phase is 27.60 metres above the Hong Kong Principal Datum.
4. ▽ denotes height (in metre) above the Hong Kong Principal Datum.

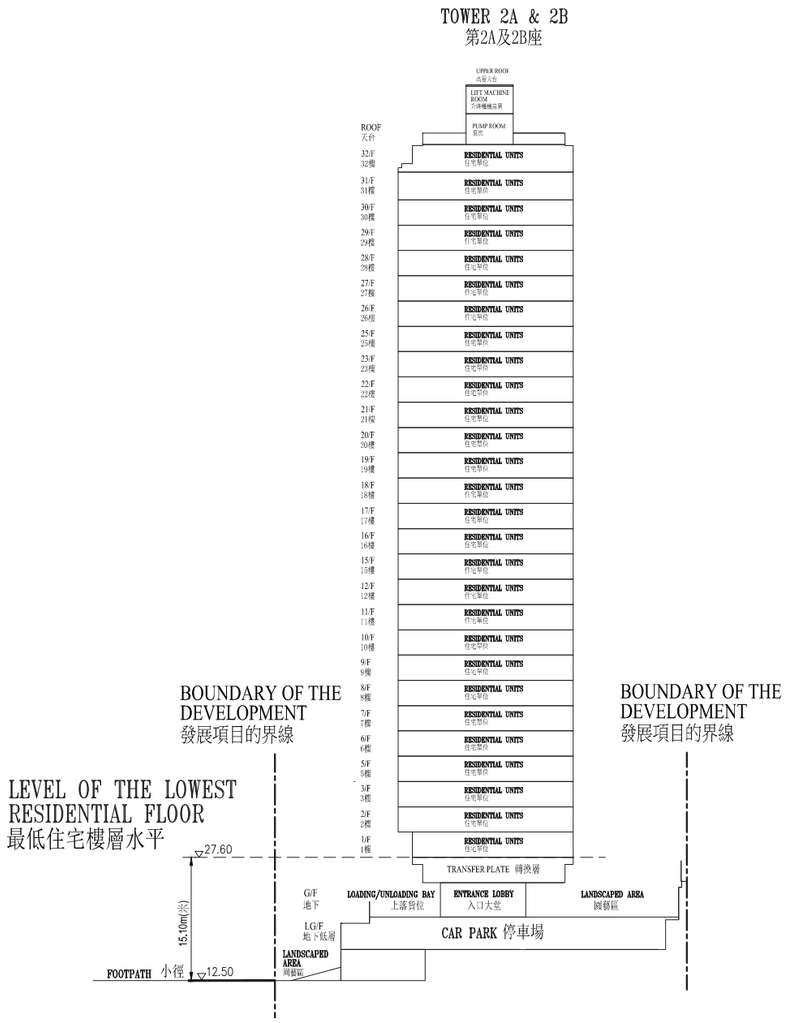
1. 毗鄰建築物的一段行人小徑為香港主水平基準以上12.30米。
2. 毗鄰建築物的一段景秀里為香港主水平基準以上12.50米。
3. 期數之最低住宅樓層為香港主水平基準以上27.60米。
4. ▽ 代表香港主水平基準以上的高度(米)。

CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

CROSS-SECTION PLAN B-B
橫截面圖 B-B

KEY PLAN 指示圖





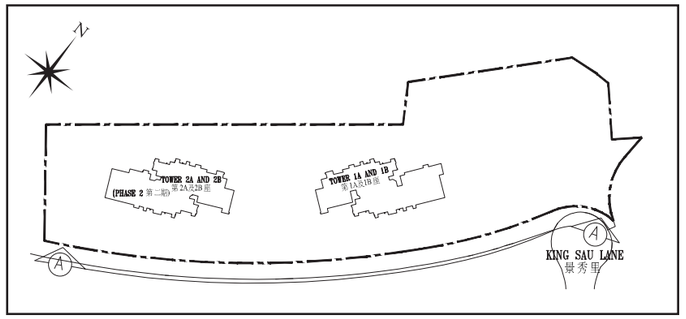
1. The part of footpath adjacent to the building is 12.50 metres above the Hong Kong Principal Datum.
2. The level of lowest residential floor of the Phase is 27.60 metres above the Hong Kong Principal Datum.
3. ▽ denotes height (in metre) above the Hong Kong Principal Datum.

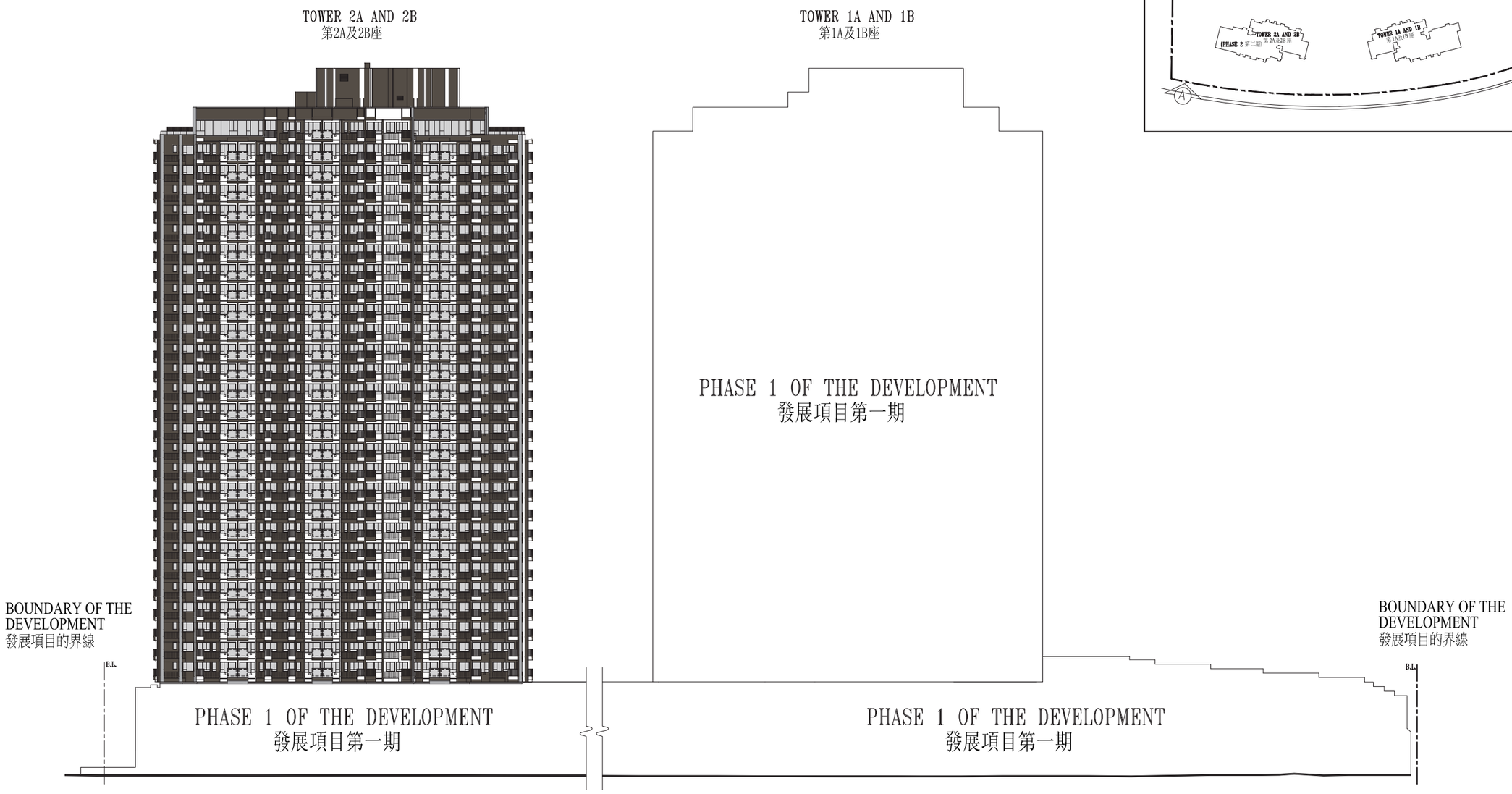
1. 毗鄰建築物的一段行人小徑為香港主水平基準以上12.50米。
2. 期數之最低住宅樓層為香港主水平基準以上27.60米。
3. ▽ 代表香港主水平基準以上的高度(米)。

ELEVATION PLAN FOR THE PHASE
期數中的建築物的立面圖

ELEVATION A
立面圖 A

KEY PLAN 指示圖





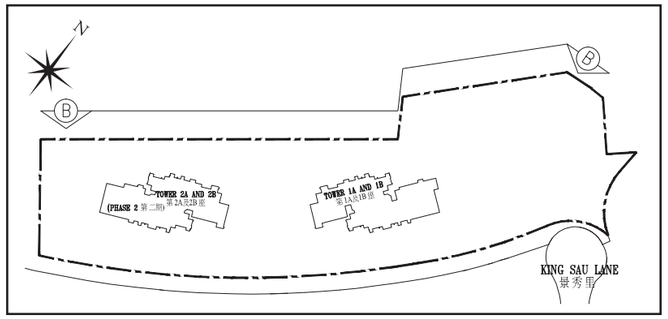
Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 4 July, 2019; and
(b) are in general accordance with the outward appearance of the Phase.

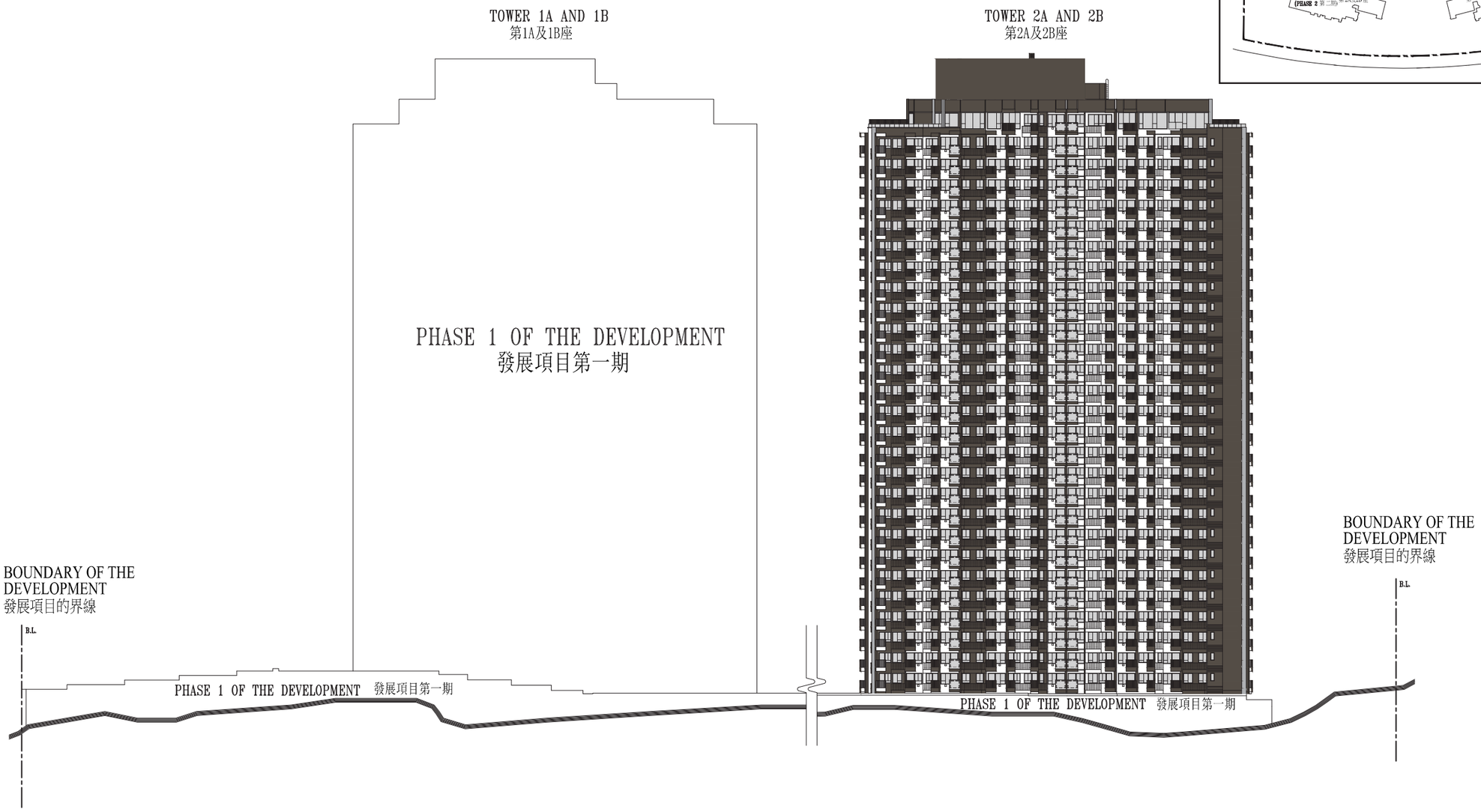
期數的認可人士證明本圖顯示的立面：
(a) 以2019年7月4日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(b) 大致上與期數的外觀一致。

ELEVATION PLAN FOR THE PHASE
期數中的建築物的立面圖

ELEVATION B
立面圖 B

KEY PLAN 指示圖





Authorized Person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 4 July, 2019; and

(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面：

(a) 以2019年7月4日的情況為準的期數的經批准的建築圖則為基礎擬備；及

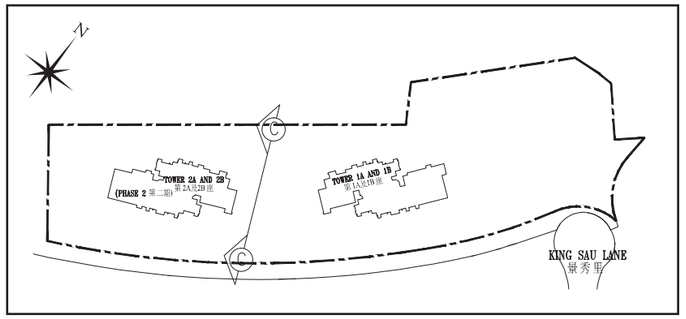
(b) 大致上與期數的外觀一致。

ELEVATION PLAN FOR THE PHASE
期數中的建築物的立面圖

ELEVATION C
立面圖 C

TOWER 2A AND 2B
第2A及2B座

KEY PLAN 指示圖

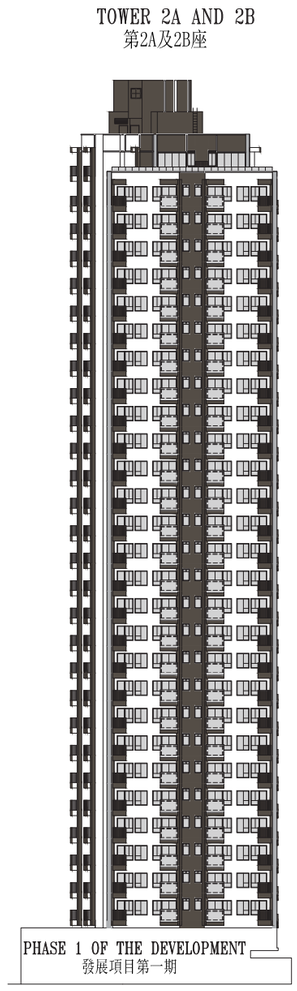


Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 4 July, 2019; and
(b) are in general accordance with the outward appearance of the Phase.

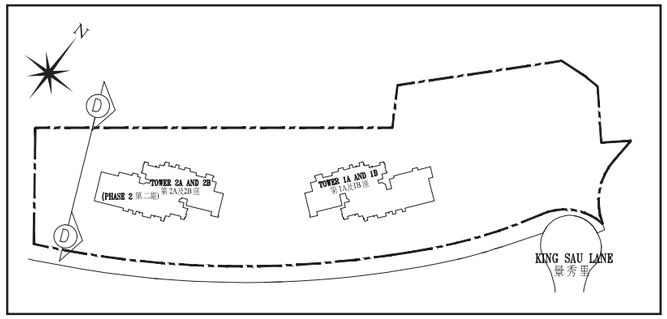
期數的認可人士證明本圖顯示的立面：
(a) 以2019年7月4日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(b) 大致上與期數的外觀一致。

ELEVATION PLAN FOR THE PHASE
期數中的建築物的立面圖

ELEVATION D
立面圖 D



KEY PLAN 指示圖



Authorized Person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 4 July, 2019; and

(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面：

(a) 以2019年7月4日的情況為準的期數的經批准的建築圖則為基礎擬備；及

(b) 大致上與期數的外觀一致。

		Covered 有上蓋遮蓋	Uncovered 無上蓋遮蓋	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	sq.ft. 平方呎	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
	sq.m. 平方米	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Phase (whether known as a communal sky garden or otherwise) 位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	sq.ft. 平方呎	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
	sq.m. 平方米	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise) 位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	sq.ft. 平方呎	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
	sq.m. 平方米	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用

Note:

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to 2 decimal places, which may be slightly different from the area presented in square metre.

備註：

以平方呎顯示之面積均依據1平方米 =10.764平方呎換算，並以四捨五入至小數後兩個位，與平方米表述之面積可能有些微差異。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT
閱覽圖則及公契

1. A copy of the outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk.
2. A copy of the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
2. 關於住宅物業的每一公契在將住宅物業提供出售的日期的最新擬稿存放在住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

1. EXTERIOR FINISHES

Item	Description
(a) External wall	Towers: Tiles, aluminum cladding and aluminum grille.
(b) Window	All windows are fitted with aluminum window frame finished with fluorocarbon coating. Tinted glass for Living Room/ Dining Room, Bedroom and Kitchen. Acid-etched tinted glass for bathroom (if window is provided and installed).
(c) Bay window	Not provided.
(d) Planter	Not provided.
(e) Verandah or Balcony	All Balconies are covered. All Balconies are fitted with metal balustrade (except Flat B, C, D, E, F, G on 1/F – 31/F and Flat B, C on 32/F of Tower 2A and Flat A, B, D, H, J on 1/F to 31/F and Flat A, B on 32/F of Tower 2B fitted with metal balustrade and laminated glass). Floor finished with tiles. Wall finished with tiles up to ceiling. Ceiling: Finished with emulsion paint. There is no verandah.
(f) Drying facilities for clothing	Not provided.

Note:
4/F, 13/F, 14/F and 24/F are omitted.

1. 外部裝修物料

細項	描述
(a) 外牆	住宅大樓：瓷磚、鋁板及鋁格柵。
(b) 窗	所有窗戶裝設氟化碳噴塗鋁窗框。 客廳/飯廳、睡房及廚房裝配顏色玻璃。 浴室（如有窗提供及裝設）裝配酸蝕磨砂顏色玻璃。
(c) 窗台	沒有提供。
(d) 花槽	沒有提供。
(e) 陽台或露台	所有露台設有上蓋。 所有露台裝設金屬欄杆。（唯第2A座1樓至31樓B、C、D、E、F、G單位及32樓B、C單位，第2B座1樓至31樓A、B、D、H、J單位及32樓A、B單位裝設金屬欄杆及夾層玻璃）。 地台鋪砌瓷磚。 牆身鋪砌瓷磚至天花。 天花：髹乳膠漆。 不設陽台。
(f) 乾衣設施	沒有提供。

備註：
不設4樓、13樓、14樓及24樓。

2. INTERIOR FINISHES

Item	Description
(a) Lobby	**Tower Lift Lobby on G/F** Wall: Finished with natural stone, engineered timber veneer, stainless steel trimming and glass up to false ceiling. Floor: Finished with natural stone where exposed. Ceiling: Engineered timber veneer and plaster board false ceiling finished with emulsion paint where exposed. **Lift Lobby on Residential Floors** Wall: Finished with natural stone, timber veneer, stainless steel panels and reflective mirror up to false ceiling. Floor: Finished with natural stone, tiles and stainless steel trimming where exposed. Ceiling: Plaster board false ceiling finished with emulsion paint where exposed and stainless steel.
(b) Internal wall and ceiling	**Living Room/ Dining Room and Bedroom** Wall: Finished with emulsion paint where exposed. Ceiling: Plaster board false ceiling or bulkhead finished with emulsion paint where exposed.
(c) Internal floor	**Living Room/ Dining Room and Bedroom** Finished with engineered timber flooring and timber skirting. Floor border along glass door to balcony, utility platform and flat roof are reconstituted stone.
(d) Bathroom	**Bathroom** Wall: Finished with ceramic tiles where exposed and run up to false ceiling. Wall behind vanity cabinet and wall mount mirror cabinet finished with ceramic tiles. Floor: Finished with tiles with reconstituted stone curb where exposed. Ceiling: False ceiling finished with plaster board in emulsion paint and aluminum panels. **Master Bathroom (For Flat G on 1/F – 31/F of Tower 2A, Flat D, E on 32/F of Tower 2A and Flat C, D on 32/F of Tower 2B)** Wall: Finished with ceramic tiles where exposed and run up to false ceiling. Floor: Finished with tiles where exposed. Ceiling: False ceiling finished with plaster board in emulsion paint and aluminum panel.

Note:
4/F, 13/F, 14/F and 24/F are omitted.

2. 室內裝修物料

細項	描述
(a) 大堂	**地下住宅大樓升降機大堂** 牆壁：鋪砌天然石材、人造木皮飾面、不銹鋼裝飾條及玻璃至假天花。 地板：外露位置鋪砌天然石材。 天花板：人造木皮飾面及石膏板假天花外露位置髹乳膠漆。 **住宅層升降機大堂** 牆壁：鋪砌天然石材、木皮飾面、不銹鋼板及鍍膜鏡至假天花。 地板：外露位置鋪砌天然石材，瓷磚及不銹鋼裝飾條。 天花板：石膏板假天花外露位置髹乳膠漆及鋪砌不銹鋼。
(b) 內牆及天花板	**客廳/飯廳及睡房** 牆壁：外露位置髹乳膠漆。 天花板：石膏板假天花或假陣外露位置髹乳膠漆。
(c) 內部地板	**客廳/飯廳及睡房** 鋪砌複合木地板配木牆腳線。露台、工作平台及平台沿玻璃門之地台圍邊鋪砌人造石材。
(d) 浴室	**浴室** 牆壁：外露位置鋪砌瓷磚至假天花。面盆櫃背牆及掛墻鏡櫃背牆鋪砌瓷磚。 地板：外露位置鋪砌瓷磚及人造石材邊緣。 天花板：假天花以髹乳膠漆之石膏板及鋁板鋪砌。 **主人浴室（第2A座1樓至31樓G單位、第2A座32樓D、E單位及第2B座32樓C、D單位）** 牆壁：外露位置鋪砌瓷磚至假天花。 地板：外露位置鋪砌瓷磚。 天花板：假天花以髹乳膠漆之石膏板及鋁板鋪砌。

備註：
不設4樓、13樓、14樓及24樓。

2. INTERIOR FINISHES

Item	Description
(e) Kitchen	**Open Kitchen (Except Flat A, F, G on 1/F – 31/F and Flat A, D, E on 32/F of Tower 2A and Flat C, D on 32/F of Tower 2B)** Wall: Finished with stainless steel panel, plastic laminate and timber veneer where exposed and run up to false ceiling or hanging cabinet. Wall behind floor cabinet and refrigerator finished with tiles. Floor: Finished with tile border and engineered timber flooring where exposed. Ceiling: Plaster board false ceiling finished with emulsion paint where exposed. Cooking bench: Solid surfacing. **Open Kitchen (For Flat A on 1/F-32/F of Tower 2A)** Wall: Finished with stainless steel panel and plastic laminate where exposed and run up to false ceiling or hanging cabinet. Wall behind floor cabinet and refrigerator finished with tiles. Floor: Finished with tile border and engineered timber flooring where exposed. Ceiling: Plaster board false ceiling finished with emulsion paint where exposed. Cooking bench: Solid surfacing. **Kitchen (For Flat F, G on 1/F – 31/F of Tower 2A)** Wall: Finished with tiles, stainless steel panel where exposed and run up to false ceiling or hanging cabinet. Wall behind floor cabinet and refrigerator finished with tiles. Floor: Finished with tiles where exposed. Ceiling: False ceiling finished with plaster board in emulsion paint and aluminum panel. Cooking bench: Solid surfacing. **Kitchen (For Flat D, E on 32/F of Tower 2A and Flat C, D on 32/F of Tower 2B)** Wall: Finished with reconstituted stone, stainless steel panel where exposed and run up to false ceiling or hanging cabinet. Wall behind floor cabinet and refrigerator finished with tiles. Floor: Finished with reconstituted stone where exposed. Ceiling: False ceiling finished with plaster board in emulsion paint and aluminum panel. Cooking bench: Solid surfacing.

Note:
4/F, 13/F, 14/F and 24/F are omitted.

2. 室內裝修物料

細項	描述
(e) 廚房	**開放式廚房（第2A座1樓至31樓A、 F、 G單位、32樓A、 D、E單位及第2B座32樓C、D單位除外）** 牆壁：外露位置鋪砌不銹鋼板、膠板及木皮飾面至假天花或吊櫃。地櫃及雪櫃背之牆身鋪砌瓷磚。 地板：外露位置鋪砌複合木地板及瓷磚邊界。 天花板：石膏板假天花外露位置髹乳膠漆。 灶台：實心面板。 **開放式廚房（第2A座1樓至32樓A單位）** 牆壁：外露位置鋪砌不銹鋼板、膠板至假天花或吊櫃。地櫃及雪櫃背之 牆身鋪砌瓷磚。 地板：外露位置鋪砌複合木地板及瓷磚邊界。 天花板：石膏板假天花外露位置髹乳膠漆。 灶台：實心面板。 **廚房（第2A座1樓至31樓F、G單位）** 牆壁：外露位置鋪砌瓷磚、不銹鋼板至假天花或吊櫃。地櫃及雪櫃背之牆身鋪砌瓷磚。 地板：外露位置鋪砌瓷磚。 天花板：假天花以乳膠漆之石膏板及鋁板鋪砌。 灶台：實心面板。 **廚房（第2A座32樓D、E單位及第2B座32樓C、D單位）** 牆壁：外露位置鋪砌人造石材、不銹鋼板至假天花或吊櫃。地櫃及雪櫃背之牆身鋪砌瓷磚。 地板：外露位置鋪砌人造石材。 天花板：假天花以髹乳膠漆之石膏板及鋁板鋪砌。 灶台：實心面板。

備註：
不設4樓、13樓、14樓及24樓。

3. INTERIOR FITTINGS

Item	Description
(a) Doors	**Main Entrance Door** Fire rated timber door finished with timber veneer, timber veneered timber door frame, fitted with door closer, door stop, door chain, door viewer and lockset with handle. **Master Bedroom Door and Bedroom Door and Store Door** Timber door finished with timber veneer and timber veneered timber door frame, fitted with door stop, lockset with handle. **Door for Master Bathroom and Bathroom (Except Master Bathroom of Flat G on 1/F – 31/F of Tower 2A and Bathroom of Flat A on 1/F – 32/F of Tower 2B)** Timber door finished with timber veneer, timber veneered plastic laminate and timber veneered timber door frame, fitted with door stop, lockset with handle and timber louver. **Door for Master Bathroom and Bathroom (For Master Bathroom of Flat G on 1/F – 31/F of Tower 2A and Bathroom of Flat A on 1/F – 32/F of Tower 2B)** Timber door finished with timber veneer, timber veneered plastic laminate and timber veneered timber door frame, fitted with door stop, lockset with handle. **Kitchen Door (For Flat F, G on 1/F – 31/F of Tower 2A, Flat D, E on 32/F of Tower 2A and Flat C, D on 32/F of Tower 2B)** Fire-rated timber door finished with timber veneer and timber veneered timber door frame and fire-rated glass vision panel, fitted with door closer, door stop and lockset with handle. **Balcony, Utility Platform and Flat Roof Doors** Aluminum framed glass door in fluorocarbon coating, fitted with handle and lockset. **Door for Store inside Kitchen (For Flat D, E on 32/F of Tower 2A and Flat C, D on 32/F of Tower 2B)** Timber veneered timber door with plastic laminate fitted with lockset and handle. **Door for Lavatory of Store inside Kitchen (For Flat D, E on 32/F of Tower 2A and Flat C, D on 32/F of Tower 2B)** Aluminum framed glass door with powder coating, fitted with lockset and handle.

Note:
4/F, 13/F, 14/F and 24/F are omitted.

3. 室內裝置

細項	描述
(a) 門	**入口大門** 防火木門配木皮飾面、木皮飾面木門框、配門氣鼓、門頂、防盜鏈、防盜眼及門鎖連手抽。 **主人睡房門及睡房門及儲物房門** 木門配木皮飾面及木皮飾面木門框、配門頂、門鎖及手抽。 **主人浴室及浴室門（第2A座1樓至31樓G單位之主人浴室及第2B座1樓至32樓A單位之浴室除外）** 木門配木皮飾面、木皮飾面膠板及木皮飾面木門框、配門頂、門鎖連手抽及木百葉。 **主人浴室及浴室門（第2A座1樓至31樓G單位之主人浴室及第2B座1樓至32樓A單位之浴室）** 木門配木皮飾面、木皮飾面膠板及木皮飾面木門框、配門頂、門鎖及手抽。 **廚房門（第2A座1樓至31樓F、G單位、第2A座32樓D、E單位及第2B座32樓C、D單位）** 防火木門配木皮飾面、木皮飾面木門框及防火玻璃視窗，配門氣鼓、門頂、門鎖連手抽。 **露台門、工作平台門及平台門** 氟化碳噴塗鋁框玻璃門配手抽及門鎖。 **廚房內的儲物房門（第2A座32樓D、E單位及第2B座32樓C、D單位）** 木皮飾面及膠板飾面木門配門鎖及手抽。 **廚房內的儲物房洗手間門（第2A座32樓D、E單位及第2B座32樓C、D單位）** 粉末噴塗鋁質門框玻璃門配門鎖及手抽。

備註：
不設4樓、13樓、14樓及24樓。

3. INTERIOR FITTINGS

Item	Description
(b) Bathroom	Wooden mirror cabinet finished with stainless steel trimming and plastic laminate. Wooden vanity cabinet finished with plastic laminate and timber veneer, with reconstituted stone countertop and vitreous china wash basin with chrome plated basin mixer. Vitreous china water closet. Accessories include chrome plated toilet paper holder, chrome plated towel bar and chrome plated single hook. Shower cubicle with glass partition, glass door with chrome plated handle, chrome plated shower set and chrome plated shower head. **For Master Bathrooms (For Flat G on 1/F – 31/F of Tower 2A, Flat D, E on 32/F of Tower 2A and Flat C, D on 32/F of Tower 2B)** An enameled cast iron bathtub (1500mm L x 700mm W x 430mm H) with concealed aluminium curtain rail, chrome plated bath and shower mixer and chrome plated shower set are provided. Please refer to "3.(j) Water Supply" below for type and material of water supply system.
(c) Kitchen	**Open Kitchen (Except Flat F, G on 1/F – 31/F of Tower 2A, Flat D, E on 32/F of Tower 2A and Flat C, D on 32/F of Tower 2B)** Stainless steel sink and chrome plated sink mixer. Wooden kitchen cabinet with wooden door panel finished with high gloss acrylic panel, fitted with aluminum handle. Solid surfacing counter top. For the provision of the fire service installations and equipment fitted in or near open kitchen, including smoke detectors and sprinkler heads, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats". **Kitchen (For Flat F, G on 1/F – 31/F of Tower 2A, Flat D, E on 32/F of Tower 2A and Flat C, D on 32/F of Tower 2B)** Stainless steel sink and chrome plated hot and cold water sink mixer. Wooden kitchen cabinet with wooden door panel finished with high gloss acrylic panel, fitted with aluminum handle. Solid surfacing counter top. Please refer to "3.(j) Water Supply" below for material of water supply system.
(d) Bedroom	Fitted with manually operated curtain.
(e) Telephone	Please refer to "Schedule of Mechanical and Electrical Provisions of Residential Flats" below for the location and number of connection points.
(f) Aerials	Please refer to "Schedule of Mechanical and Electrical Provisions of Residential Flats" below for the location and number of connection points.

Note:
4/F, 13/F, 14/F and 24/F are omitted.

3. 室內裝置

細項	描述
(b) 浴室	木製鏡櫃配不銹鋼裝飾條飾面及膠板飾面。木製面盆櫃配膠板飾面及木皮飾面連人造石材檯面及陶瓷洗面盆配鍍鉻水龍頭。陶瓷坐廁。 配件包括鍍鉻廁紙架、鍍鉻毛巾棍及鍍鉻單鉤。 淋浴間配玻璃間隔、玻璃門連鍍鉻手抽、鍍鉻花灑套裝及鍍鉻花灑頭。 **主人浴室（第2A座1樓至31樓G單位、第2A座32樓D、E單位及第2B座32樓C、D單位）** 配置搪瓷鑄鐵浴缸（1500毫米長 x 700毫米寬x 430毫米高）配隱藏鋁質浴簾槽、鍍鉻浴缸及淋浴水龍頭及鍍鉻花灑套裝。 供水系統的類型及用料，請參閱下文「3.(j) 供水」一欄。
(c) 廚房	**開放式廚房（第2A座1樓至31樓F、 G單位、第2A座32樓D、E單位及第2B座32樓C、D單位除外）** 不鏽鋼洗滌盆及鍍鉻水龍頭。木製廚櫃配木製門板配高光膠片飾面及鋁質手抽。實心面板灶台檯面。 有關安裝在開放式廚房內或附近的消防裝置及設備，包括煙霧探測器及消防花灑頭，請參閱「住宅單位機電裝置數量說明表」。 **廚房（第2A座1樓至31樓F、G單位、第2A座32樓D、E單位及第2B座32樓C、D單位）** 不鏽鋼洗滌盆配鍍鉻冷熱水龍頭。木製廚櫃配木製門板配高光膠片飾面及鋁質手抽。實心面板灶台檯面。 供水系統的用料，請參閱下文「3.(j) 供水」一欄。
(d) 睡房	裝有手動窗簾。
(e) 電話	接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。
(f) 天線	接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量說明表」。

備註：
不設4樓、13樓、14樓及24樓。

3. INTERIOR FITTINGS

Item	Description
(g) Electrical installations	Conduit wiring partly concealed and partly exposed*. Three-phase electricity supply with miniature circuit breaker distribution board and residual-current device are provided for all units. Please refer to "Schedule of Mechanical and Electrical Provisions of Residential Flats" below for the location and number of power points and air-conditioner points. *Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, pipe ducts or other materials.
(h) Gas supply	Not Applicable.
(i) Washing machine connection point	Washing machine connection point is located in the Open Kitchen/ Kitchen. Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter for washing machine are provided. See "Schedule of Mechanical and Electrical Provisions of Residential Flats" for the location of the connection points.
(j) Water supply	Copper pipes with thermal insulation are used for cold and hot water supply. uPVC pipes are used for flushing water supply system. Water pipes are partly concealed and partly exposed**. Hot water supply is available. **Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, pipe ducts or other materials.

3. 室內裝置

細項	描述
(g) 電力裝置	導管是部分隱藏及部分外露*。 所有單位提供三相供電並備有電力配電箱並裝置微型斷路器及漏電斷路器。 電插座及冷氣機接駁點的位置及數目，請參閱下文「住宅單位機電裝置數量説明表」。 *備註：除部分隱藏於混凝土內之導管外，其他的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、管道或其他物料遮蓋。
(h) 氣體供應	不適用。
(i) 洗衣機接駁點	洗衣機接駁點設於開放式廚房/廚房。備有設計為直徑22毫米之洗衣機來水位及設計為直徑40毫米之洗衣機排水位。 接駁點之位置，見下文「機電裝置數量説明表」。
(j) 供水	冷熱水喉採用配有隔熱絕緣體保護之銅喉。沖廁供水系統採用膠喉管。水管部分隱藏及部分外露**。 有熱水供應。 **備註：除部分隱藏於混凝土內之水管外，其他水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之管道或其他物料遮蓋。

4. MISCELLANEOUS

Item	Description
(a) Lifts	**Towers (Tower 2A and 2B)** 1 "Schindler" lift (model no. S7000) serving the followings floors: – Lift no. L8: LG/F, G/F, 1/F–3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 32/F 3 "Schindler" lifts (model no. S7000) serving the followings floors: – Lift no. L5 – L7: G/F, 1/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 32/F
(b) Letter box	Stainless steel letter box.
(c) Refuse collection	Refuse Storage Room is provided in the common area of each residential floor of Towers and refuse to be collected by cleaners. Refuse will be centrally handled at Refuse Storage and Material Recovery Chamber on G/F for removal by refuse vehicle.
(d) Water meter, electricity meter and gas meter	Separate water meter for each flat is provided at the common Water Meter Cabinet on respective residential floor. Separate electricity meter for each flat is provided at Electricity Meter Room on respective residential floor. No gas meter provided.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

Notes:
4/F, 13/F, 14/F and 24/F are omitted.

4. 雜項

細項	描述
(a) 升降機	**住宅大樓（第2A 及2B 座）** 1部「迅達」升降機（產品型號：S7000）穿梭以下樓層： – L8號升降機：地下低層、地下、1樓至3樓，5樓至12樓，15樓至23樓及25樓至32樓 3部「迅達」升降機（產品型號：S7000）穿梭以下樓層： – L5至L7號升降機：地下、1樓至3樓，5樓至12樓，15樓至23樓及25樓至32樓
(b) 信箱	不鏽鋼信箱。
(c) 垃圾收集	垃圾房位於住宅大樓每層住宅樓層之公用地方，由清潔工人收集垃圾。垃圾會被運送至地下之垃圾及物料回收房中央收集處理，由垃圾車運走。
(d) 水錶、電錶及氣體錶	每戶之獨立水錶設於住宅大樓每層住宅樓層之公用水錶箱內。 每戶之獨立電錶設於住宅大樓每層住宅樓層之電錶房內。 沒有提供煤氣錶。

賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：
不設4樓、13樓、14樓及24樓。

5. SECURITY FACILITIES

Item	Description
Security system and equipment	CCTV cameras are provided at Shuttle Lift Lobby at Resident's Entrance, on LG/F and G/F, Car Park Lift Lobby on LG/F, Tower Lift Lobbies, lift cars, car park entrance, car park and clubhouse, and are connected to the management office. Visitor door phone panel with smart card reader for access control system are provided at Tower Lift Lobbies on G/F, and are connected to door phone of each flat. Door phone of each flat is provided on the wall next to main entrance door.

6. APPLIANCES

Item	Description
Appliances	**Brand name and model number:** For brand name and model number of appliances provision, please refer to the "Appliance Schedule".

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

Notes:
4/F, 13/F, 14/F and 24/F are omitted.

5. 保安設施

細項	描述
保安系統及設備	住客入口、地下低層及地下穿梭升降機大堂、地下低層停車場升降機大堂、住宅大樓升降機大堂、升降機內、停車場入口、停車場及會所設有閉路電視，並連接管理處。 訪客對講機及智能卡出入管制系統設於地下住宅大樓升降機大堂並連接每戶之對講機。 每戶之對講機設於大門旁的牆壁上。

6. 設備

細項	描述
設備	**品牌名稱及產品型號：** 有關裝置和設備的品牌名稱及產品型號，請參考「設備說明表」。

賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註:
不設4樓、13樓、14樓及24樓。

6. APPLIANCES SCHEDULE
6. 設備説明

Tower 2A 第2A座				1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓									32/F 32樓				
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 型號	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D	E
Open Kitchen 開放式廚房	Induction Hob 電磁煮食爐	Siemens 西門子	EH375FBB1E	–	✓	✓	✓	✓	\	\	–	✓	–	✓	✓	✓	✓	\	\	–	✓	–	✓	✓	\	\
	Induction Hob 電磁煮食爐	Siemens 西門子	EH675LDC2E	✓	–	–	–	–	\	\	✓	–	✓	–	–	–	–	\	\	✓	–	✓	–	–	\	\
	Built-in Microwave Oven 內置式微波爐	Siemens 西門子	BF525LMS0H	✓	✓	✓	✓	✓	\	\	✓	✓	✓	✓	✓	✓	✓	\	\	✓	✓	✓	✓	✓	\	\
	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B	✓	✓	✓	✓	✓	\	\	✓	✓	✓	✓	✓	✓	✓	\	\	✓	✓	✓	✓	✓	\	\
	Built-in Fridge and Freezer 內置式雪櫃	Whirlpool 惠而浦	ART890A++NF HK	✓	✓	✓	✓	✓	\	\	✓	✓	✓	✓	✓	✓	✓	\	\	✓	✓	✓	✓	✓	\	\
	Built-in Washer/ Dryer 內置式洗衣/乾衣機	Whirlpool 惠而浦	WFCI75430	✓	✓	✓	✓	✓	\	\	✓	✓	✓	✓	✓	✓	✓	\	\	✓	✓	✓	✓	✓	\	\
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	✓	✓	✓	✓	✓	\	\	✓	✓	✓	✓	✓	✓	✓	\	\	✓	✓	✓	✓	✓	\	\
	Concealed Type Sprinkler head 暗藏式消防花灑頭	Tyco 泰科	TY3531	✓	✓	✓	✓	✓	\	\	✓	✓	✓	✓	✓	✓	✓	\	\	✓	✓	✓	✓	✓	\	\
	All-in-one Router (Concealed Type) 一體化路由器(隱藏式)	TP-Link	TL-R473GP-AC	✓	✓	✓	✓	✓	\	\	✓	✓	✓	✓	✓	✓	✓	\	\	✓	✓	✓	✓	✓	\	\
Kitchen 廚房	Induction Hob 電磁煮食爐	Siemens 西門子	EH675LDC2E	\	\	\	\	\	✓	✓	\	\	\	\	\	\	\	✓	✓	\	\	\	\	\	✓	✓
	Built-in Microwave Oven 內置式微波爐	Siemens 西門子	BF525LMS0H	\	\	\	\	\	✓	✓	\	\	\	\	\	\	\	✓	✓	\	\	\	\	\	✓	✓
	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B	\	\	\	\	\	✓	✓	\	\	\	\	\	\	\	✓	✓	\	\	\	\	\	✓	✓
	Built-in Fridge and Freezer 內置式雪櫃	Whirlpool 惠而浦	ART890A++NF HK	\	\	\	\	\	✓	✓	\	\	\	\	\	\	\	✓	✓	\	\	\	\	\	✓	✓
	Built-in Washer/ Dryer 內置式洗衣/乾衣機	Whirlpool 惠而浦	WFCI75430	\	\	\	\	\	✓	✓	\	\	\	\	\	\	\	✓	✓	\	\	\	\	\	✓	✓
	Built-in Oven 內置式電焗爐	Siemens 西門子	HB632GBS1B	\	\	\	\	\	–	–	\	\	\	\	\	\	\	–	–	\	\	\	\	\	✓	✓
	Built-in Wine Cellar 內置式紅酒櫃	Cristal 尼斯	CW36DES	\	\	\	\	\	–	–	\	\	\	\	\	\	\	–	–	\	\	\	\	\	✓	✓
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	\	\	\	\	\	✓	✓	\	\	\	\	\	\	\	✓	✓	\	\	\	\	\	✓	✓
	Exhaust Fan (Window Type) 抽氣扇(窗口式)	KDK	15WHC08	\	\	\	\	\	✓	✓	\	\	\	\	\	\	\	✓	✓	\	\	\	\	\	–	–
	Exhaust Fan (Concealed Type) 抽氣扇(隱藏式)	GELEC	DPT15-34H	\	\	\	\	\	–	–	\	\	\	\	\	\	\	–	–	\	\	\	\	\	✓	✓
	All-in-one Router (Concealed Type) 一體化路由器(隱藏式)	TP-Link	TL-R473GP-AC	\	\	\	\	\	✓	✓	\	\	\	\	\	\	\	✓	✓	\	\	\	\	\	✓	✓
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCX27	\	\	\	\	\	\	✓	\	\	\	\	\	\	\	\	✓	\	\	\	\	\	✓	✓
	Thermo Ventilator (Ceiling Type) 浴室寶(天花式)	Panasonic	FV-40BE2H	\	\	\	\	\	\	✓	\	\	\	\	\	\	\	\	✓	\	\	\	\	\	✓	✓
Bathroom 浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCX27	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan (Concealed Type) 抽氣扇(隱藏式)	GELEC	DPT10-24H	–	–	–	–	–	–	✓	–	–	–	–	–	–	–	–	✓	–	–	–	–	–	✓	✓
	Thermo Ventilator (Ceiling Type) 浴室寶(天花式)	Panasonic	FV-40BE2H	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	–	–
Lavatory in Store Room 儲物房洗手間	Electric Water Heater 電熱水爐	German Pool 德國寶	DCX21	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	✓	✓
	Exhaust Fan (Concealed Type) 抽氣扇(隱藏式)	GELEC	DPT10-24H	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	✓	✓
Living Room / Dining Room 客廳/飯廳	Smoke Detector 煙霧探測器	Notifier	FSP-851	✓	✓	✓	✓	✓	–	–	✓	✓	✓	✓	✓	✓	✓	–	–	✓	✓	✓	✓	✓	–	–

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The symbol "✓" as shown in the above table denotes "Provided".
3. The symbol "–" as shown in the above table denotes "Not provided".
4. The symbol " \ " as shown in the above table denotes "Not applicable".

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表"✓"代表提供。
3. 上表" – "代表不提供。
4. 上表" \ "代表不適用。

6. APPLIANCES SCHEDULE
6. 設備説明

Tower 2B 第2B座				1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓									32/F 32樓			
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 型號	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D
Open Kitchen 開放式廚房	Induction Hob 電磁煮食爐	Siemens 西門子	EH375FBB1E	–	✓	–	–	–	✓	–	✓	✓	–	✓	–	–	–	✓	–	✓	✓	–	✓	–	–
	Induction Hob 電磁煮食爐	Siemens 西門子	EH675LDC2E	✓	–	✓	✓	✓	–	✓	–	–	✓	–	✓	✓	✓	–	✓	–	–	✓	–	–	–
	Built-in Microwave Oven 內置式微波爐	Siemens 西門子	BF525LMS0H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–
	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–
	Built-in Fridge and Freezer 內置式雪櫃	Whirlpool 惠而浦	ART890A++NF HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–
	Built-in Washer/ Dryer 內置式洗衣/乾衣機	Whirlpool 惠而浦	WFCI75430	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–
	Concealed Type Sprinkler head 暗藏式消防花灑頭	Tyco 泰科	TY3531	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–
	All-in-one Router (Concealed Type) 一體化路由器(隱藏式)	TP-Link	TL-R473GP-AC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–
Kitchen 廚房	Induction Hob 電磁煮食爐	Siemens 西門子	EH675LDC2E	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	✓	✓
	Built-in Microwave Oven 內置式微波爐	Siemens 西門子	BF525LMS0H	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	✓	✓
	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA530B	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	✓	✓
	Built-in Fridge and Freezer 內置式雪櫃	Whirlpool 惠而浦	ART890A++NF HK	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	✓	✓
	Built-in Washer/ Dryer 內置式洗衣/乾衣機	Whirlpool 惠而浦	WFCI75430	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	✓	✓
	Built-in Oven 內置式電焗爐	Siemens 西門子	HB632GBS1B	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	✓	✓
	Built-in Wine Cellar 內置式紅酒櫃	Cristal 尼斯	CW36DES	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	✓	✓
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	✓	✓
	Exhaust Fan (Concealed Type) 抽氣扇(隱藏式)	GELEC	DPT15-34H	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	✓	✓
	All-in-one Router (Concealed Type) 一體化路由器(隱藏式)	TP-Link	TL-R473GP-AC	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	✓	✓
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCX27	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	✓	✓
	Thermo Ventilator (Ceiling Type) 浴室寶(天花式)	Panasonic	FV-40BE2H	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	✓	✓
Bathroom 浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCX27	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan (Concealed Type) 抽氣扇(隱藏式)	GELEC	DPT10-24H	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	✓	✓
	Thermo Ventilator (Ceiling Type) 浴室寶(天花式)	Panasonic	FV-40BE2H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–
Lavatory in Store Room 儲物房洗手間	Electric Water Heater 電熱水爐	German Pool 德國寶	DCX21	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	✓	✓
	Exhaust Fan (Concealed Type) 抽氣扇(隱藏式)	GELEC	DPT10-24H	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	✓	✓
Living Room / Dining Room 客廳/飯廳	Smoke Detector 煙霧探測器	Notifier	FSP-851	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The symbol "✓" as shown in the above table denotes "Provided".
3. The symbol "–" as shown in the above table denotes "Not provided".
4. The symbol " \ " as shown in the above table denotes "Not applicable".

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表"✓"代表提供。
3. 上表" – "代表不提供。
4. 上表" \ "代表不適用。

6. APPLIANCES SCHEDULE – AIR-CONDITIONER
6. 設備說明 – 冷氣機

Tower 2A 第2A座				1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓									32/F 32樓				
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 型號	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D	E
Living Room / Dining Room 客廳/飯廳	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Daikin 大金	FTXS71FVMA	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	2	2
		Daikin 大金	FTXN50AXV1H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–
Master Bedroom 主人房	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Daikin 大金	FTXN50AXV1H	\	\	\	\	\	\	–	\	\	\	\	\	\	\	\	–	\	\	\	\	\	–	1
		Daikin 大金	FTWX35AXV1	\	\	\	\	\	\	–	\	\	\	\	\	\	\	\	–	\	\	\	\	\	1	–
		Daikin 大金	FTWX25AXV1	\	\	\	\	\	\	1	\	\	\	\	\	\	\	\	1	\	\	\	\	\	–	–
Bedroom 1 睡房1	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Daikin 大金	FTWX25AXV1	1	1	1	1	1	1	1	1	\	1	1	1	1	1	1	1	1	\	1	1	1	1	1
Bedroom 2 睡房2	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Daikin 大金	FTWX25AXV1	1	\	\	\	\	1	1	1	\	1	\	\	\	\	1	1	1	\	1	\	\	1	1
Bedroom 3 睡房 3	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Daikin 大金	FTWX25AXV1	\	\	\	\	\	1	\	\	\	\	\	\	\	\	1	\	\	\	\	\	\	\	\
Store 儲物房	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Daikin 大金	FTWX25AXV1	\	1	1	1	1	\	\	1	\	\	1	1	1	1	\	\	1	\	\	1	1	1	1
Air Conditioner Platform/ Flat Roof 冷氣機平台/平台	Split Type Air-Conditioner (Outdoor Unit) 分體式冷氣機(室外機)	Daikin 大金	RXS71FVMA	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	2	2
		Daikin 大金	RXS50AXV1H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	–	1
		Daikin 大金	RWX35AXV1	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1	–
		Daikin 大金	RWX25AXV1	2	2	2	2	2	3	3	3	–	2	2	2	2	2	3	3	3	–	2	2	2	3	3

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The numbers as shown in the above table denotes “the numbers provided”.
3. The symbol “–” as shown in the above table denotes “Not provided”.
4. The symbol “ \” as shown in the above table denotes “Not applicable”.

備註：
1. 不設4樓、13樓、14樓及24樓。
2. 上表顯示的數目代表提供的數量。
3. 上表“ – ”代表不提供。
4. 上表“ \ ”代表不適用。

6. APPLIANCES SCHEDULE – AIR-CONDITIONER
6. 設備説明 – 冷氣機

Tower 2B 第2B座				1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓									32/F 32樓			
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 型號	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D
Living Room / Dining Room 客廳/飯廳	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Daikin 大金	FTXS71FVMA	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	2	2
		Daikin 大金	FTXN50AXV1H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–
Master Bedroom 主人房	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Daikin 大金	FTXN50AXV1H	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	–
		Daikin 大金	FTWX35AXV1	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	–	1
Bedroom 1 睡房1	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Daikin 大金	FTWX35AXV1	–	–	–	–	1	–	–	\	\	–	–	–	–	1	–	–	\	\	–	–	–	–
		Daikin 大金	FTWX25AXV1	1	1	1	1	–	1	1	\	\	1	1	1	1	–	1	1	\	\	1	1	1	1
Bedroom 2 睡房2	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Daikin 大金	FTWX25AXV1	1	\	1	1	1	\	1	\	\	1	\	1	1	1	\	1	\	\	1	\	1	1
Bedroom 睡房	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Daikin 大金	FTWX25AXV1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\
Store 儲物房	Split Type Air-Conditioner (Indoor Unit) 分體式冷氣機(室內機)	Daikin 大金	FTWX25AXV1	\	1	\	\	\	1	\	\	\	\	1	\	\	\	1	\	\	\	\	1	1	1
Air Conditioner Platform/ Flat Roof 冷氣機平台/平台	Split Type Air-Conditioner (Outdoor Unit) 分體式冷氣機(室外機)	Daikin 大金	RXS71FVMA	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	2	2
		Daikin 大金	RXS50AXV1H	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	–
		Daikin 大金	RWX35AXV1	–	–	–	–	1	–	–	–	–	–	–	–	–	1	–	–	–	–	–	–	–	1
		Daikin 大金	RWX25AXV1	2	2	2	2	1	2	2	1	1	2	2	2	2	1	2	2	1	1	2	2	3	3

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The numbers as shown in the above table denotes “the numbers provided”.
3. The symbol “–” as shown in the above table denotes “Not provided”.
4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.

備註：
1. 不設4樓、13樓、14樓及24樓。
2. 上表顯示的數目代表提供的數量。
3. 上表“ – ”代表不提供。
4. 上表“ \ ”代表不適用。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置數量説明表

Tower 2A 第2A座			1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、 15樓至23樓及25樓至31樓									32/F 32樓				
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D	E
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room / Dining Room 客廳/飯廳	13A Single Socket Outlet 13安培單位電插座		3	3	3	3	3	4	4	3	3	3	3	3	3	3	4	4	3	3	3	3	3	4	4
	13A Twin Socket Outlet 13安培雙位電插座		–	–	–	–	–	2	2	–	–	–	–	–	–	–	2	2	–	–	–	–	–	3	3
	Telephone Outlet 電話插座		1	1	1	1	1	2	2	1	1	1	1	1	1	1	2	2	1	1	1	1	1	2	2
	TV/ FM Outlet 電視/電台天線插座		1	1	1	1	1	2	2	1	1	1	1	1	1	1	2	2	1	1	1	1	1	2	2
	Wi-Fi Socket Outlet 無線上網熱點插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Phone 門口對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2
	Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣		–	–	–	–	–	1	2	–	–	–	–	–	–	–	1	2	–	–	–	–	–	2	2
	Double Pole Switch for Thermo Ventilator 浴室寶雙極開關掣		1	1	1	1	1	1	–	1	1	1	1	1	1	1	1	–	1	1	1	1	1	–	–
	Double Pole Switch for Electric Water Heater 電熱水爐雙極開關掣		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位		5	6	6	6	6	4	4	5	5	5	6	6	6	6	4	4	5	5	5	6	6	4	3
	Lighting Switch 燈掣		6	8	8	8	8	9	9	6	5	6	8	8	8	8	9	9	6	5	6	8	8	8	9
		Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	–	–	1	1	1	1	1	1	1	–	–	1	1	1	1	1	–	–
	Door Bell 門鈴		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The numbers as shown in the above table denotes “the numbers provided”.
3. The symbol “ – ” as shown in the above table denotes “Not provided”.
4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表顯示的數目代表提供的數量。
3. 上表“ – ”代表不提供。
4. 上表“ \ ”代表不適用。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置數量説明表

Tower 2A 第2A座			1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、 15樓至23樓及25樓至31樓									32/F 32樓				
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D	E
Living Room / Dining Room 客廳/飯廳	13A Twin Socket Outlet With USB 13安培USB雙位電插座		2	2	2	2	2	1	1	2	2	2	2	2	2	2	1	1	2	2	2	2	2	1	1
	Smoke Detector 煙霧探測器		1#	1#	1#	1#	1#	–	–	1#	1#	1#	1#	1#	1#	1#	–	–	1#	1#	1#	1#	1#	–	–
Master Bedroom 主人睡房	13A Single Socket Outlet 13安培單位電插座								1									1						1	1
	13A Twin Socket Outlet 13安培雙位電插座								1									1						1	1
	13A Twin Socket Outlet with USB 13安培USB雙位電插座								1									1						1	1
	Telephone Outlet 電話插座								1									1						1	1
	Wi-Fi Socket Outlet 無線上網熱點插座								1									1						1	1
	TV/ FM Outlet 電視/電台天線插座								1									1						1	1
	Lighting Point 燈位								2									2						2	2
	Lighting Switch 燈掣								4									4						5	5
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣								1									1						1	1
	Double Pole Switch for Thermo Ventilator 浴室寶雙極開關掣								1									1						1	1
	Double Pole Switch for Electric Water Heater 電熱水爐雙極開關掣								1									1						1	1

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The numbers as shown in the above table denotes “the numbers provided”.
3. The symbol “ – ” as shown in the above table denotes “Not provided”.
4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.
5. The symbol “ # ” as shown in the above table denotes “Fire service installations and equipment”. Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表顯示的數目代表提供的數量。
3. 上表“ – ”代表不提供。
4. 上表“ \ ”代表不適用。
5. 上表“ # ”代表「消防裝置及設備」。開放式廚房單位的業主須遵守有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置數量説明表

Tower 2A 第2A座			1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、 15樓至23樓及25樓至31樓									32/F 32樓				
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D	E
Bedroom 1 睡房 1	13A Single Socket Outlet 13安培單位電插座		1	1	1	1	1	1	–	1	\	1	1	1	1	1	1	–	1	\	1	1	1	–	–
	13A Twin Socket Outlet 13安培雙位電插座		2	2	2	2	2	1	2	2	\	2	2	2	2	2	1	2	2	\	2	2	2	2	2
	13A Twin Socket Outlet with USB 13安培USB雙位電插座		–	–	–	–	–	1	–	–	\	–	–	–	–	–	1	–	–	\	–	–	–	–	–
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	\	1	1	1	1	1	1	1	1	\	1	1	1	1	1
	Wi-Fi Socket Outlet 無線上網熱點插座		1	1	1	1	1	1	1	1	\	1	1	1	1	1	1	1	1	\	1	1	1	1	1
	TV/ FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	\	1	1	1	1	1	1	1	1	\	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	2	1	1	\	1	1	1	1	1	2	1	1	\	1	1	1	1	1
	Lighting Switch 燈掣		2	2	2	2	2	3	1	2	\	2	2	2	2	2	3	1	2	\	2	2	2	1	1
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣		1	1	1	1	1	1	1	1	\	1	1	1	1	1	1	1	1	\	1	1	1	1	1
Bedroom 2 睡房 2	13A Twin Socket Outlet 13安培雙位電插座		2	\	\	\	\	2	2	2	\	2	\	\	\	\	2	2	2	\	2	\	\	2	2
	Telephone Outlet 電話插座		1	\	\	\	\	1	1	1	\	1	\	\	\	\	1	1	1	\	1	\	\	1	1
	Wi-Fi Socket Outlet 無線上網熱點插座		1	\	\	\	\	1	1	1	\	1	\	\	\	\	1	1	1	\	1	\	\	1	1
	TV/ FM Outlet 電視/電台天線插座		1	\	\	\	\	1	1	1	\	1	\	\	\	\	1	1	1	\	1	\	\	1	1
	Lighting Point 燈位		1	\	\	\	\	1	1	1	\	1	\	\	\	\	1	1	1	\	1	\	\	1	1
	Lighting Switch 燈掣		1	\	\	\	\	1	1	1	\	1	\	\	\	\	1	1	1	\	1	\	\	1	1
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣		1	\	\	\	\	1	1	1	\	1	\	\	\	\	1	1	1	\	1	\	\	1	1

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The numbers as shown in the above table denotes “the numbers provided”.
3. The symbol “ – ” as shown in the above table denotes “Not provided”.
4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表顯示的數目代表提供的數量。
3. 上表 “ – ” 代表不提供。
4. 上表 “ \ ” 代表不適用。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置數量説明表

Tower 2A 第2A座			1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓									32/F 32樓				
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D	E
Bedroom 3 睡房 3	13A Single Socket Outlet 13安培單位電插座		\	\	\	\	\	–	\	\	\	\	\	\	\	\	–	\	\	\	\	\	\	\	\
	13A Twin Socket Outlet 13安培雙位電插座		\	\	\	\	\	2	\	\	\	\	\	\	\	\	2	\	\	\	\	\	\	\	\
	Telephone Outlet 電話插座		\	\	\	\	\	1	\	\	\	\	\	\	\	\	1	\	\	\	\	\	\	\	\
	Wi-Fi Socket Outlet 無線上網熱點插座		\	\	\	\	\	1	\	\	\	\	\	\	\	\	1	\	\	\	\	\	\	\	\
	TV/ FM Outlet 電視/電台天線插座		\	\	\	\	\	1	\	\	\	\	\	\	\	\	1	\	\	\	\	\	\	\	\
	Lighting Point 燈位		\	\	\	\	\	1	\	\	\	\	\	\	\	\	1	\	\	\	\	\	\	\	\
	Lighting Switch 燈掣		\	\	\	\	\	1	\	\	\	\	\	\	\	\	1	\	\	\	\	\	\	\	\
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣		\	\	\	\	\	1	\	\	\	\	\	\	\	\	1	\	\	\	\	\	\	\	\
Store 儲物房	13A Twin Socket Outlet 13安培雙位電插座		\	2	2	2	2	\	\	2	\	\	2	2	2	2	\	\	2	\	\	2	2	1	1
	Telephone Outlet 電話插座		\	1	1	1	1	\	\	1	\	\	1	1	1	1	\	\	1	\	\	1	1	1	1
	TV/ FM Outlet 電視/電台天線插座		\	1	1	1	1	\	\	1	\	\	1	1	1	1	\	\	1	\	\	1	1	1	1
	Lighting Point 燈位		\	1	1	1	1	\	\	1	\	\	1	1	1	1	\	\	1	\	\	1	1	1	1
	Lighting Switch 燈掣		\	1	1	1	1	\	\	1	\	\	1	1	1	1	\	\	1	\	\	1	1	2	2
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣		\	1	1	1	1	\	\	1	\	\	1	1	1	1	\	\	1	\	\	1	1	1	1
	Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣		\	–	–	–	–	\	\	–	\	\	–	–	–	–	\	\	–	\	\	–	–	1	1
	Double Pole Switch for Electric Water Heater 電熱水爐雙極開關掣		\	–	–	–	–	\	\	–	\	\	–	–	–	–	\	\	–	\	\	–	–	1	1
	Miniature Circuit Breakers Board 總電掣箱		\	–	–	–	–	\	\	–	\	\	–	–	–	–	\	\	–	\	\	–	–	1	1

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
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3. The symbol “ – ” as shown in the above table denotes “Not provided”.
4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表顯示的數目代表提供的數量。
3. 上表“ – ”代表不提供。
4. 上表“ \ ”代表不適用。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Tower 2A 第2A座			1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、 15樓至23樓及25樓至31樓									32/F 32樓				
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D	E
Kitchen 廚房	13A Single Socket Outlet 13安培單位電插座		\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	1	1
	13A Twin Socket Outlet 13安培雙位電插座		\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	2	2
		13A Twin Socket Outlet 13安培雙位電插座	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	1	1
		FTTH Hybrid Faceplate 光纖入屋混合面板	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	1	1
	TV/ FM Outlet 電視/電台天線插座		\	\	\	\	\	–	–	\	\	\	\	\	\	\	–	–	\	\	\	\	\	–	–
		Main Water Supply Valve 總食水掣	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	1	1
	Lighting Point 燈位		\	\	\	\	\	3	3	\	\	\	\	\	\	\	3	3	\	\	\	\	\	4	4
		Miniature Circuit Breakers Board 總電掣箱	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	–	–
		Single Socket Outlet for Microwave Oven 單位電插座供微波爐	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	1	1
		Single Socket Outlet for Refrigerator 單位電插座供雪櫃	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	1	1
		Fused Spur Unit for Kitchen Cabinet Light 菲士接線座供廚櫃燈	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	1	1
		Fused Spur Unit for Cooker Hood 菲士接線座供抽油煙機	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	1	1
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	1	1
		Fused Spur Unit for Exhaust Fan 菲士接線座供抽氣扇	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	1	1
		Double Pole Switch for Induction Hob 煮食爐雙極開關掣	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	1	1
		Power Connection Point for Induction Hob 煮食爐電接駁點	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	1	1
		Fused Spur Unit for Spare 菲士接線座供備用	\	\	\	\	\	–	–	\	\	\	\	\	\	\	–	–	\	\	\	\	\	–	–

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The numbers as shown in the above table denotes “the numbers provided”.
3. The symbol “ – ” as shown in the above table denotes “Not provided”.
4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表顯示的數目代表提供的數量。
3. 上表“ – ”代表不提供。
4. 上表“ \ ”代表不適用。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Tower 2A 第2A座			1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓									32/F 32樓				
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D	E
Kitchen 廚房		Single Socket Outlet for Washing Machine 單位電插座供洗衣機	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	1	1
		Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	1	1
		Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\	\	1	1
		13A Single Socket Outlet for Wine Cellar 13安培單位電插座供酒櫃	\	\	\	\	\	–	–	\	\	\	\	\	\	\	–	–	\	\	\	\	\	1	1
		Double Pole Switch for Oven 焗爐雙極開關掣	\	\	\	\	\	–	–	\	\	\	\	\	\	\	–	–	\	\	\	\	\	1	1
		Power Connection Point for Oven 焗爐電接駁點	\	\	\	\	\	–	–	\	\	\	\	\	\	\	–	–	\	\	\	\	\	1	1
Open Kitchen 開放式廚房	13A Twin Socket Outlet 13安培雙位電插座		1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1	1	\	\
		13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1	1	\	\
	TV/ FM Outlet 電視/電台天線插座		–	–	–	–	–	\	\	–	–	–	–	–	–	–	\	\	–	–	–	–	–	\	\
		FTTH Hybrid Faceplate 光纖入屋混合面板	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1	1	\	\
		Main Water Supply Valve 總食水掣	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1	1	\	\
	Lighting Point 燈位		1	2	2	2	2	\	\	1	2	1	2	2	2	2	\	\	1	2	1	2	2	\	\
	Concealed Type Sprinkler Head 暗藏式消防花灑頭		1#	1#	1#	1#	1#	\	\	1#	1#	1#	1#	1#	1#	1#	\	\	1#	1#	1#	1#	1#	\	\
		Single Socket Outlet for Microwave Oven 單位電插座供微波爐	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1	1	\	\
		Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1	1	\	\

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The numbers as shown in the above table denotes “the numbers provided”.
3. The symbol “ – ” as shown in the above table denotes “Not provided”.
4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.
5. The symbol “ # ” as shown in the above table denotes “Fire service installations and equipment”. Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表顯示的數目代表提供的數量。
3. 上表“ – ”代表不提供。
4. 上表“ \ ”代表不適用。
5. 上表“ # ”代表「消防裝置及設備」。開放式廚房單位的業主須遵守有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置數量説明表

Tower 2A 第2A座			1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、 15樓至23樓及25樓至31樓									32/F 32樓				
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D	E
Open Kitchen 開放式廚房		Fused Spur Unit for Kitchen Cabinet Light 菲士接線座供廚櫃燈	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1	1	\	\
		Fused Spur Unit for Cooker Hood 菲士接線座供抽油煙機	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1	1	\	\
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1	1	\	\
		Double Pole Switch for Induction Hob 煮食爐雙極開關掣	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1	1	\	\
		Power Connection Point for Induction Hob 煮食爐電接駁點	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1	1	\	\
		Single Socket Outlet for Washing Machine 單位電插座供洗衣機	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1	1	\	\
		Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1	1	\	\
		Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1	1	\	\
Master Bathroom 主人浴室	Lighting Point 燈位		\	\	\	\	\	\	6	\	\	\	\	\	\	\	\	6	\	\	\	\	\	6	6
		13A Single Socket Outlet 13安培單位電插座	\	\	\	\	\	\	1	\	\	\	\	\	\	\	\	1	\	\	\	\	\	1	1
		Connection Unit for Thermo Ventilator 接線座供浴室寶	\	\	\	\	\	\	1	\	\	\	\	\	\	\	\	1	\	\	\	\	\	1	1
		Fused Spur Unit for Cabinet Light 菲士接線座供鏡櫃燈	\	\	\	\	\	\	1	\	\	\	\	\	\	\	\	1	\	\	\	\	\	1	1
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	\	\	\	\	\	\	1	\	\	\	\	\	\	\	\	1	\	\	\	\	\	1	1

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The numbers as shown in the above table denotes “the numbers provided”.
3. The symbol “ – ” as shown in the above table denotes “Not provided”.
4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表顯示的數目代表提供的數量。
3. 上表“ – ”代表不提供。
4. 上表“ \ ”代表不適用。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置數量説明表

Tower 2A 第2A座			1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、 15樓至23樓及25樓至31樓									32/F 32樓				
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D	E
Bathroom 浴室	Lighting Point 燈位		6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
		13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Thermo Ventilator 接線座供浴室寶	1	1	1	1	1	1	–	1	1	1	1	1	1	1	1	–	1	1	1	1	1	–	–
		Fused Spur Unit for Exhaust Fan 菲士接線座供抽氣扇	–	–	–	–	–	–	1	–	–	–	–	–	–	–	–	1	–	–	–	–	–	1	1
		Fused Spur Unit for Cabinet Light 菲士接線座供鏡櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Lavatory in Store Room 儲物房洗手間	Lighting Point 燈位		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Fused Spur Unit for Exhaust Fan 菲士接線座供抽氣扇	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
Balcony 露台	Balcony Light 露台燈		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Utility Platform Light 工作平台燈		1	1	1	1	1	1	1	1	\	1	1	1	1	1	1	1	1	\	1	1	1	\	\
Air-Conditioner Platform 冷氣機平台	Waterproof DP Isolator Switch 防水刀掣		3	3	3	3	3	4	4	4	1	3	3	3	3	3	4	4	4	1	3	3	3	6	6
Flat Roof 平台	Lighting Point 燈位		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	2	3
	Waterproof Single Socket Outlet 防水單位插座		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	2	3

Notes:
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4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置數量説明表

Tower 2B 第2B座			1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、 15樓至23樓、25樓至31樓									32/F 32樓			
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room / Dining Room 客廳/飯廳	13A Single Socket Outlet 13安培單位電插座		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	4	4
	13A Twin Socket Outlet 13安培雙位電插座		–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	3	3
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2
	TV/ FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2
	Wi-Fi Socket Outlet 無線上網熱點插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Door Phone 門口對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2
	Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣		–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	2	2
	Double Pole Switch for Thermo Ventilator 浴室寶雙極開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–
	Double Pole Switch for Electric Water Heater 電熱水爐雙極開關掣		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位		6	6	5	4	6	6	7	5	5	6	6	5	4	6	6	7	5	5	6	6	3	4
	Lighting Switch 燈掣		6	8	7	7	6	7	7	7	7	6	8	7	7	6	7	7	7	7	6	8	8	9
		Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–
	Door Bell 門鈴		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The numbers as shown in the above table denotes “the numbers provided”.
3. The symbol “ – ” as shown in the above table denotes “Not provided”.
4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表顯示的數目代表提供的數量。
3. 上表“ – ”代表不提供。
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SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置數量説明表

Tower 2B 第2B座			1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、 15樓至23樓、25樓至31樓									32/F 32樓			
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D
Living Room / Dining Room 客廳/飯廳	13A Twin Socket Outlet With USB 13安培USB雙位電插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1
	Smoke Detector 煙霧探測器		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	–	–
Master Bedroom 主人睡房	13A Single Socket Outlet 13安培單位電插座		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
	13A Twin Socket Outlet 13安培雙位電插座		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
	13A Twin Socket Outlet with USB 13安培USB雙位電插座		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
	Telephone Outlet 電話插座		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
	Wi-Fi Socket Outlet 無線上網熱點插座		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
	TV/ FM Outlet 電視/電台天線插座		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
	Lighting Point 燈位		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	2	1
	Lighting Switch 燈掣		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	5	3
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
	Double Pole Switch for Thermo Ventilator 浴室寶雙極開關掣		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
	Double Pole Switch for Electric Water Heater 電熱水爐雙極開關掣		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The numbers as shown in the above table denotes “the numbers provided”.
3. The symbol “ – ” as shown in the above table denotes “Not provided”.
4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.
5. The symbol “ # ” as shown in the above table denotes “Fire service installations and equipment”. Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表顯示的數目代表提供的數量。
3. 上表“ – ”代表不提供。
4. 上表“ \ ”代表不適用。
5. 上表“ # ”代表「消防裝置及設備」。開放式廚房單位的業主須遵守有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置數量説明表

Tower 2B 第2B座			1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、 15樓至23樓、25樓至31樓									32/F 32樓			
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D
Bedroom 睡房	13A Single Socket Outlet 13安培單位電插座		\	\	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\
	13A Twin Socket Outlet 13安培雙位電插座		\	\	\	\	\	\	\	2	2	\	\	\	\	\	\	\	2	2	\	\	\	\
	Telephone Outlet 電話插座		\	\	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\
	Wi-Fi Socket Outlet 無線上網熱點插座		\	\	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\
	TV/ FM Outlet 電視/電台天線插座		\	\	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\
	Lighting Point 燈位		\	\	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\
	Lighting Switch 燈掣		\	\	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣		\	\	\	\	\	\	\	1	1	\	\	\	\	\	\	\	1	1	\	\	\	\
Bedroom 1 睡房 1	13A Single Socket Outlet 13安培單位電插座		1	1	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	–	–
	13A Twin Socket Outlet 13安培雙位電插座		2	2	2	2	2	2	2	\	\	2	2	2	2	2	2	2	\	\	2	2	2	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1
	Wi-Fi Socket Outlet 無線上網熱點插座		1	1	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1
	TV/ FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1
	Lighting Point 燈位		1	1	1	1	2	1	1	\	\	1	1	1	1	2	1	1	\	\	1	1	1	1
	Lighting Switch 燈掣		2	2	2	2	3	2	2	\	\	2	2	2	2	3	2	2	\	\	2	2	1	1
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣		1	1	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	1	1

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The numbers as shown in the above table denotes “the numbers provided”.
3. The symbol “ – ” as shown in the above table denotes “Not provided”.
4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表顯示的數目代表提供的數量。
3. 上表“ – ”代表不提供。
4. 上表“ \ ”代表不適用。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置數量説明表

Tower 2B 第2B座			1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、 15樓至23樓、25樓至31樓									32/F 32樓			
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D
Bedroom 2 睡房 2	13A Single Socket Outlet 13安培單位電插座		–		–	–	–		–			–		–	–	–		–			–		–	–
	13A Twin Socket Outlet 13安培雙位電插座		2		2	2	2		2			2		2	2	2		2			2		2	2
	Telephone Outlet 電話插座		1		1	1	1		1			1		1	1	1		1			1		1	1
	TV/ FM Outlet 電視/電台天線插座		1		1	1	1		1			1		1	1	1		1			1		1	1
	Wi-Fi Socket Outlet 無線上網熱點插座		1		1	1	1		1			1		1	1	1		1			1		1	1
	Lighting Point 燈位		1		1	1	1		1			1		1	1	1		1			1		1	1
	Lighting Switch 燈掣		1		1	1	1		1			1		1	1	1		1			1		1	1
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣		1		1	1	1		1			1		1	1	1		1			1		1	1
Store 儲物房	13A Single Socket Outlet 13安培單位電插座			–				–					–				–					–	–	–
	13A Twin Socket Outlet 13安培雙位電插座			2				2					2				2					2	1	1
	Telephone Outlet 電話插座			1				1					1				1					1	1	1
	TV/ FM Outlet 電視/電台天線插座			1				1					1				1					1	1	1
	Lighting Point 燈位			1				1					1				1					1	1	1
	Lighting Switch 燈掣			1				1					1				1					1	2	2
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣			1				1					1				1					1	1	1
	Double Pole Switch for Exhaust Fan 抽氣扇雙極開關掣			–				–					–				–					–	1	1

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The numbers as shown in the above table denotes “the numbers provided”.
3. The symbol “ – ” as shown in the above table denotes “Not provided”.
4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表顯示的數目代表提供的數量。
3. 上表“ – ”代表不提供。
4. 上表“ \ ”代表不適用。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Tower 2B 第2B座			1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、 15樓至23樓、25樓至31樓									32/F 32樓			
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D
Store 儲物房	Double Pole Switch for Electric Water Heater 電熱水爐雙極開關掣		\	–	\	\	\	–	\	\	\	\	–	\	\	\	–	\	\	\	\	–	1	1
	Miniature Circuit Breakers Board 總電掣箱		\	–	\	\	\	–	\	\	\	\	–	\	\	\	–	\	\	\	\	–	1	1
Kitchen 廚房	13A Single Socket Outlet 13安培單位電插座		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
	13A Twin Socket Outlet 13安培雙位電插座		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	2	2
		13A Twin Socket Outlet 13安培雙位電插座	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		FTTH Hybrid Faceplate 光纖入屋混合面板	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
	TV/ FM Outlet 電視/電台天線插座		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	–	–
		Main Water Supply Valve 總食水掣	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
	Lighting Point 燈位		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	3	3
		Miniature Circuit Breakers Board 總電掣箱	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	–	–
		Single Socket Outlet for Microwave Oven 單位電插座供微波爐	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Single Socket Outlet for Refrigerator 單位電插座供雪櫃	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Fused Spur Unit for Kitchen Cabinet Light 菲士接線座供廚櫃燈	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Fused Spur Unit for Cooker Hood 菲士接線座供抽油煙機	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Fused Spur Unit for Exhaust Fan 菲士接線座供抽氣扇	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Double Pole Switch for Induction Hob 煮食爐雙極開關掣	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The numbers as shown in the above table denotes “the numbers provided”.
3. The symbol “ – ” as shown in the above table denotes “Not provided”.
4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表顯示的數目代表提供的數量。
3. 上表“ – ”代表不提供。
4. 上表“ \ ”代表不適用。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置數量説明表

Tower 2B 第2B座			1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、 15樓至23樓、25樓至31樓									32/F 32樓			
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D
Kitchen 廚房		Power Connection Point for Induction Hob 煮食爐電接駁點	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Fused Spur Unit for Spare 菲士接線座供備用	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	–	–
		Single Socket Outlet for Washing Machine 單位電插座供洗衣機	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		13A Single Socket Outlet for Wine Cellar 13安培單位電插座供酒櫃	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Double Pole Switch for Oven 焗爐雙極開關掣	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Power Connection Point for Oven 焗爐電接駁點	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
Open Kitchen 開放式廚房	13A Twin Socket Outlet 13安培雙位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\	\
		13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\	\
	TV/ FM Outlet 電視/電台天線插座		–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	\	\
		FTTH Hybrid Faceplate 光纖入屋混合面板	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\	\
		Main Water Supply Valve 總食水掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\	\
	Lighting Point 燈位		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\	\
	Concealed Type Sprinkler Head 暗藏式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	\	\

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The numbers as shown in the above table denotes “the numbers provided”.
3. The symbol “ – ” as shown in the above table denotes “Not provided”.
4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.
5. The symbol “ # ” as shown in the above table denotes “Fire service installations and equipment”. Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表顯示的數目代表提供的數量。
3. 上表“ – ”代表不提供。
4. 上表“ \ ”代表不適用。
5. 上表“ # ”代表「消防裝置及設備」。開放式廚房單位的業主須遵守有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Tower 2B 第2B座			1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、 15樓至23樓、25樓至31樓									32/F 32樓			
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D
Open Kitchen 開放式廚房		Single Socket Outlet for Microwave Oven 單位電插座供微波爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\	\
		Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\	\
		Fused Spur Unit for Kitchen Cabinet Light 菲士接線座供廚櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\	\
		Fused Spur Unit for Cooker Hood 菲士接線座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\	\
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\	\
		Double Pole Switch for Induction Hob 煮食爐雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\	\
		Power Connection Point for Induction Hob 煮食爐電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\	\
		Single Socket Outlet for Washing Machine 單位電插座供洗衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\	\
		Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\	\
		Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\	\
Master Bathroom 主人浴室	Lighting Point 燈位		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	6	6
		13A Single Socket Outlet 13安培單位電插座	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Connection Unit for Thermo Ventilator 接線座供浴室寶	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Fused Spur Unit for Cabinet Light 菲士接線座供鏡櫃燈	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The numbers as shown in the above table denotes “the numbers provided”.
3. The symbol “ – ” as shown in the above table denotes “Not provided”.
4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表顯示的數目代表提供的數量。
3. 上表“ – ”代表不提供。
4. 上表“ \ ”代表不適用。

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS OF RESIDENTIAL FLATS
住宅單位機電裝置數量說明表

Tower 2B 第2B座			1/F 1樓									2/F – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 31/F 2樓至3樓、5樓至12樓、 15樓至23樓、25樓至31樓									32/F 32樓			
Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	A	B	C	D	E	F	G	H	J	A	B	C	D
Bathroom 浴室	Lighting Point 燈位		6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
		13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Thermo Ventilator 接線座供浴室寶	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	–	–
		Fused Spur Unit for Exhaust Fan 菲士接線座供抽氣扇	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1	1
		Fused Spur Unit for Cabinet Light 菲士接線座供鏡櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Lavatory in Store Room 儲物房洗手間	Lighting Point 燈位		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Fused Spur Unit for Exhaust Fan 菲士接線座供抽氣扇	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
		Power Connection Point for Electric Water Heater 電熱水爐電接駁點	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	1	1
Balcony 露台	Balcony Light 露台燈		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\
Utility Platform 工作平台	Utility Platform Light 工作平台燈		1	1	1	1	1	1	1	\	\	1	1	1	1	1	1	1	\	\	1	1	\	\
Air-Conditioner Platform 冷氣機平台	Waterproof DP Isolator Switch 防水刀掣		3	3	3	3	3	3	3	2	2	3	3	3	3	3	3	3	2	2	3	3	6	6
Flat Roof 平台	Lighting Point 燈位		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	3	2
	Waterproof Single Socket Outlet 防水單位插座		\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	\	2	2

Notes:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. The numbers as shown in the above table denotes “the numbers provided”.
3. The symbol “ – ” as shown in the above table denotes “Not provided”.
4. The symbol “ \ ” as shown in the above table denotes “Not applicable”.

備註：
1. 不設4 樓、13 樓、14 樓及24 樓。
2. 上表顯示的數目代表提供的數量。
3. 上表“ – ”代表不提供。
4. 上表“ \ ”代表不適用。

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

GOVERNMENT RENT
地稅

The Vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the Assignment of the residential property.

賣方將會繳付/已繳付(視情況而定)有關住宅物業之地稅直至並包括住宅物業之買賣成交日期。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

a. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the Vendor (Great Alliance Limited) for the deposits for water and electricity[1].
b. On that delivery, the purchaser is not liable to pay to the Vendor (Great Alliance Limited) a debris removal fee[1].
c. The amount of deposits for water and electricity and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note 1: The purchaser should pay to the Manager and not the Vendor of the Phase the deposits for communal water and electricity meters and debris removal fee.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向賣方(建良有限公司)補還水及電力的按金[1]。
2. 在交付時，買方不須向賣方(建良有限公司)支付清理廢料的費用[1]。
3. 水及電力的按金及清理廢料的費用的款額於售樓說明書印製日期尚未決定。

附註1：買方須向期數的管理人而非賣方繳付公用水及電力錶按金及清理廢料的費用。

DEFECT LIABILITY WARRANTY PERIOD
欠妥之處的保養責任期

Defect liability warranty period for the residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six (6) months from the date of completion of the sale and purchase.

按買賣合約規定，住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六(6)個月內。

1. The Land Grant requires the owners in the Development to maintain slope at their own costs.

2. Special Condition No. (36) stipulates that:-

   (a) The Grantee acknowledges that the Lot may be affected by landslip hazards and boulder falls hazards ("**the hazards**") including but not limited to those arising from the area shown coloured green cross-hatched black on the plan annexed to the Land Grant ("**the Green Cross-hatched Black Area**").

   (b) (i) The Grantee shall within 12 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director) at his own expense carry out and complete in all respects to the satisfaction of the Director geotechnical investigation ("**the Geotechnical Investigation**") within the Lot and the Green Cross-hatched Black Area for the hazards. No ground investigation shall be carried out on any Government land outside the Green Cross-hatched Black Area without the prior written consent of the Director.

   (ii) The findings of the Geotechnical Investigation shall include among others, a proposal for carrying out, completing and maintaining within the Lot all necessary mitigation and stabilisation works and associated works, including works to provide access for subsequent maintenance of the completed mitigation and stabilisation works, to the satisfaction of the Director. No mitigation and stabilisation works and associated works shall be carried out within the Green Cross-hatched Black Area or any Government land outside the Green Cross-hatched Black Area except with the prior written consent of the Director.

   (iii) The Grantee acknowledges that as at the date of the Land Grant, there are existing within the Green Cross-hatched Black Area a footpath ("**the Footpath**") and some graves and kam taps ("**the Graves and Kam Taps**"). The Grantee shall take or cause to be taken all proper and adequate care, skills and precautions when carrying out the Geotechnical Investigation to avoid causing any damage, disturbance or interference to the Footpath or any part thereof and the Graves and Kam Taps. The Grantee shall not interfere with or obstruct or remove or relocate or permit or suffered to be interfered with or obstructed or removed or relocated the Footpath or any part thereof and the Graves and Kam Taps without the prior written approval of the Director.

   (c) Upon completion of the Geotechnical Investigation, the Grantee shall within 66 calendar months from the date of the Land Grant (or such other extended period as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director carry out and complete all necessary mitigation and stabilization works and associated works, including works to provide access for subsequent maintenance of the completed mitigation and stabilisation works, as the Director in his absolute discretion shall approve and require within the Lot ("**the Mitigation and Stabilization Works**") so as to protect any buildings or structures erected or to be erected on the Lot or any part thereof and any residents or occupiers therein and their bona fide guests, visitors and invitees from the hazards including but not limited to those arising from the Green Cross-hatched Black Area.

   (d) (i) Upon completion of the Mitigation and Stabilization Works, the Grantee shall at all times during the term agreed to be granted under the Land Grant maintain at his own expense the Mitigation and Stabilization Works in good substantial repair and condition in all respects to the satisfaction of the Director to ensure that the Mitigation and Stabilization Works shall continue to perform their designed functions. In addition to any rights or remedies the Government may have against the Grantee for non-fulfilment of the Grantee's obligations to maintain the Mitigation and Stabilization Works as therein provided, the Director shall be entitled by notice in writing to call upon the Grantee to carry out such maintenance works within such time period as the Director shall in his absolute discretion deem fit. If the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, or as required in any emergency, the Director may forthwith execute and carry out the required maintenance works as he may consider necessary and the Grantee shall on demand pay to the Government a sum equal to the cost thereof, together with any administrative and professional fees and charges. The cost together with the administrative and professional fees and charges shall be as determined by the Director whose determination shall be final and shall be binding upon the Grantee.

   (ii) There is reserved unto the Government, the Director and his officers, agents and contractors and any persons authorized by the Director with or without tools, equipment, plant or machinery the right of free and unrestricted ingress, egress and regress to, from and through the Lot or any part thereof at all times for the purpose of carrying out any necessary works in accordance with paragraph (d)(i) above.

   (e) The Geotechnical Investigation and the Mitigation and Stabilization Works shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation and any other relevant legislation.

   (f) In the event that any damage is done to the Green Cross-hatched Black Area or any part thereof, any Government land or any land outside the Lot as a result of or arising out of the carrying out of the Geotechnical Investigation or the carrying out and completing, inspecting and maintaining the Mitigation and Stabilization Works, the Grantee shall make good such damage at his own expense within such time limit as shall be required by and in all respects to the satisfaction of the Director.

3. Special Condition No. (39)(a) provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, the Grantee shall at his own expenses carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as may be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director. Special Condition No. (39)(c) provides that in the event that as a result of works done by the Grantee or owing to any other reasons, any falling away, landslip or subsidence occurs at any time, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. Special Condition No. (39)(d) provides that the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee neglects or fails to comply with the notice to the satisfaction of the Director within the period specified, the Director may execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

4. Each of the owners of residential properties is obliged to contribute towards the cost of maintenance work.

5. The plan for the slopes, retaining walls and related structures ("**Slope Structures**") constructed or to be constructed, within or outside the land on which the development is situated is set out on page BC3.

6. Under the Deed of Mutual Covenant of the Development, the Manager shall have the owner's authority to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition the Slope Structures as required by the Land Grant in accordance with "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended from time to time and the maintenance manual for the Slope Structures and with such other guidelines issued from time to time by appropriate Government departments regarding the maintenance of slopes, retaining walls and related structures and to carry out any necessary works in relation thereto.

1. 批地文件規定，發展項目的擁有人須自費維修斜坡。

2. 特別條件第(36)條規定：-

(a) 承授人確認該地段可能受山泥傾瀉危險及石礫墮下危險影響(「**該等危險**」)，包括但不限於出現在批地文件附錄圖則上以綠色加黑十字斜線顯示之範圍(「**綠色加黑十字斜線範圍**」)。

(b) (i) 承授人須於批地文件之日起12個曆月內(或署長批准之其他延長時間)，在該地段及綠色加黑十字斜線範圍內自費對該等危險進行及完成地質勘察(「**地質勘察**」)，以全面達致署長滿意。在未取得署長事先書面同意之前，不得在綠色加黑十字斜線範圍外任何政府土地進行土地勘察。

(ii) 地質勘察的內容須包括在該地段內進行、完成和維修所有有需要的緩解及穩固工程及相關工程，包括為已完工的緩解及穩固工程的隨後維修提供進出口，以達致署長滿意。除非得到署長事先書面同意，否則不得在綠色加黑十字斜線範圍或綠色加黑十字斜線範圍外任何政府土地進行緩解及穩固工程及相關工程。

(iii) 承授人確認於批地文件之日，綠色加黑十字斜線範圍內存在一條小徑(「**小徑**」)及一些墳墓和金塔(「**墳墓和金塔**」)。承授人在進行地質勘察期間，須採取或促使他人採取一切妥當及足夠的謹慎、技巧及預防措施，避免對小徑或其任何部分及墳墓和金塔造成任何損壞、擾亂或干擾。承授人不得干擾或阻塞或移除或重置或容許其他人干擾或阻塞或移除或重置小徑或其任何部分及墳墓和金塔，除非得到署長事先書面批准。

(c) 在完成地質勘察後，承授人須於批地文件之日起計66個曆月內(或署長批准之其他延長時間)，自費進行及完成所有必需的緩解及穩固工程及相關工程，包括在該地段由署長全權酌情批准及要求為已完工的緩解及穩固工程的隨後維修提供進出口(「**緩解及穩固工程**」)，以保護任何在該地段或其部分已建或擬建的建築物或構築物，及當中的住客或佔有人及其真正客人、訪客及獲邀請人士，免受包括但不限於由綠色加黑十字斜線範圍產生的該等危險，以全面達致署長滿意。

(d) (i) 在完成緩解及穩固工程後，承授人須在批地文件批出年期期間自費維修緩解及穩固工程於修繕妥當及良好的保養狀態，以全面達致署長滿意，以確保緩解及穩固工程可繼續發揮其設計功能。政府除了對承授人未能履行其責任維修緩解及穩固工程可採取任何權利或補償外，署長有權以書面通知要求承授人於署長指定時間內進行署長全權酌情要求的維修工程。倘若承授人疏忽或未能於指定時間內或在任何緊急要求下遵守上述通知以達致署長滿意，則署長可立即執行及進行其所要求及認為需要的維修工程，承授人須在應要時向政府支付一筆相等於有關費用的金額，以及任何行政費和專業人員費用，有關費用及行政費和專業人員費用由署長決定，署長對此的決定是最終決定並約束承授人。

(ii) 政府、署長及其人員、代理人及承辦商及任何署長授權的人士，不論是否帶備工具、設備、機械或機器，都保留於任何時間自由及不受阻礙進出、返回及通過該地段或其任何部分的權利，以按上述第(d)(i)段進行任何必要的工程。

(e) 地質勘察及緩解及穩固工程須全面符合《建築物條例》、其附屬規例及任何修訂法例及其他相關法例。

(f) 倘若因進行地質勘察或進行及完成、檢查及維修緩解及穩固工程，而令綠色加黑十字斜線範圍或其任何部分、任何政府土地或該地段外任何土地有任何損壞，承授人須自費在署長要求的時限內修復此等損壞，以全面達致署長滿意。

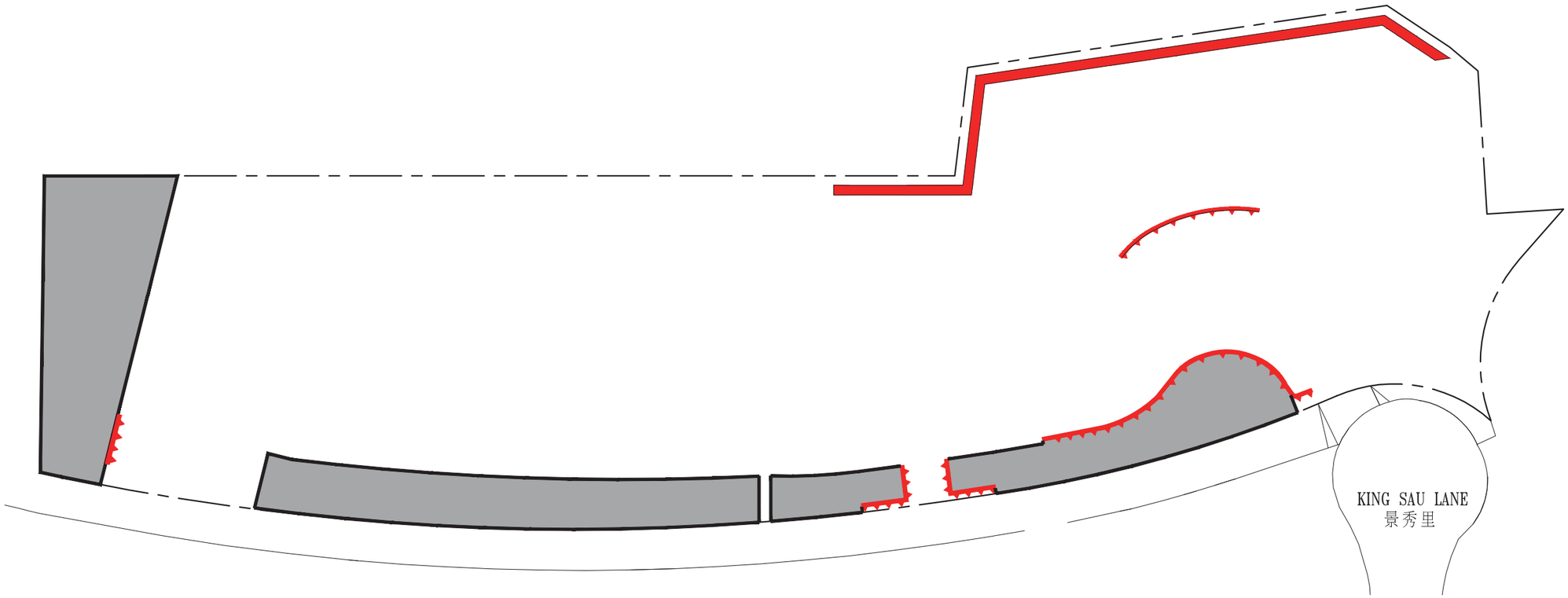
3. 根據特別條件第(39)(a)條，若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，承授人須自費進行及建造該等有需要之斜坡整理工程、擋土牆或其他支撐、防護或排水系統或附屬或其他工程，以保護及支持該地段內的該等土地及任何毗鄰或毗連之政府土地或已出租土地，及排除或預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。承授人須於所有時間自費保持上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程修葺良好堅固，至使署長滿意。根據特別條件第(39)(c)條，若於任何時間內由於承授人進行的工程或任何其他原因而造成任何泥土剝落、泥石傾瀉或土地下陷，承授人須自費還原和修復至使署長滿意，並須就因該等泥土剝落、泥石傾瀉或土地下陷而將會或可能引致、蒙受或招致的任何成本、費用、賠償、索求及申索彌償政府、其代理人及承辦商。特別條件第(39)(d)條規定署長有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程，及還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵從該通知至使署長滿意，署長可執行和進行任何有需要的工程，而承授人須應要求向政府歸還該工程的費用連同任何行政或專業費用及收費。

4. 每名住宅物業擁有人均須分擔維修工程的費用。

5. 第BC3頁之圖則顯示已經或將會在發展項目所位於的土地之內或之外建造的斜坡、護土牆及有關構築物(「**斜坡構築物**」)。

6. 根據發展項目公契，管理人獲擁有人授權，聘請適當的合資格人士，按土力工程處印發的「岩土指南第五冊—斜坡維修指南」(以不時的修訂本為準)和斜坡保養手冊及有關政府部門不時發出有關保養斜坡、護土牆及相關構築物的其他指引，視察、維持及保養批地文件要求的斜坡構築物於修繕妥當及良好的保養狀態並對其進行一切必要的工程。

Slope and Retaining Wall Plan
斜坡及護土牆的圖則



Boundary of the Development
發展項目的界線

Retaining Wall
護土牆

Slope Structures
斜坡構築物

Scale比例：0 20 40M(米)

MODIFICATION
修訂

No application to the Government for a modification of the Land Grant for the Phase is underway.

本期數現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION
有關資料

Not Applicable

不適用

WEBSITE ADDRESS
互聯網網址

The website address designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.mountregency2.com.hk

賣方為施行《一手住宅物業銷售條例》第2部就期數指定的互聯網網站的網址：www.mountregency2.com.hk

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the Phase.

		Area (m²) 面積(平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)條例》第23(3)(b)條不計算的總樓面面積		
1.	Carpark and loading/unloading area excluding transport terminus. 停車場及上落客貨地方(公共交通總站除外)	Not Applicable 不適用
2.	**Plant rooms and similar services. 機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	187.514
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	614.736
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要的機房，例如空調機房、風櫃房等	Not Applicable 不適用
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1號及第2號提供的環保設施		
3.	Balcony 露台	494.000
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構性預製外牆	481.983
9.	Utility platform 工作平台	307.500
10.	Noise barrier 隔音屏障	Not Applicable 不適用

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		Area (m²) 面積(平方米)
Amenity Features 適意設施		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	Not Applicable 不適用
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	Not Applicable 不適用
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	Not Applicable 不適用
14.	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	Not Applicable 不適用
15. (#)	Larger lift shaft 擴大升降機井道	137.849
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room. 其他非強制性或非必要的機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	671.271
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	Not Applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature. 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall. 伸出物，如空調機箱及伸出外牆超過750毫米的平台	Not Applicable 不適用
Other Exempted Items 其他項目		
23.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
24.	Other projections 其他伸出物	Not Applicable 不適用

		Area (m²) 面積(平方米)
Other Exempted Items 其他獲豁免的面積		
25.	Public transport terminus 公共交通總站	Not Applicable 不適用
26.	Party structure and common staircase 公用構築物及樓梯	Not Applicable 不適用
27. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	53.859
28.	Public passage 公眾通道	Not Applicable 不適用
29.	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
30.	Bonus GFA 額外總樓面面積	Not Applicable 不適用

Note:

The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

註：

上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

Environment Assessment of the Building
建築物的環境評估

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

Provisional
UNCLASSIFIED

HKGBC
香港綠色建築議會

Application no.: PAU0026/18

綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

暫定評級
不予評級

HKGBC
香港綠色建築議會

申請編號: PAU0026/18

Estimated Energy Performance or Consumption for the Common Parts of the Phase

Latest information on the estimated energy performance or consumption for the common parts of the Phase as submitted to the Building Authority prior to the printing of the sales brochures:

發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予建築事務監督期數的公用部份的預計能量表現或消耗的最近期資料：

Part I **第 I 部分**	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	NO 否
Energy Efficient Features proposed: 擬安裝的具能源效益的設施：	1. T5 (or better) fluorescent lamps for general lighting. 2. Metering provisions for energy consumption check. 1. T5 光管 2. 計量儀器以量度電流

Part II: The predicted annual energy use of the proposed building / part of building (Note 1)
第 II 部分：擬興建樓宇/部分樓宇預計每年能源消耗量(註腳 1)

Location 位置	Internal Floor Area Served (m²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇(註腳 2)每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m²/annum 電力 千瓦小時/ 平方米/年	Town Gas/LPG unit/m²/annum 煤氣/石油氣 用量單位/ 平方米/年	Electricity kWh/m²/annum 電力 千瓦小時/ 平方米/年	Town Gas/LPG unit/m²/annum 煤氣/石油氣 用量單位/ 平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(註腳 3)的部份	3,275.6	698.2	Not Applicable 不適用	371.3	Not Applicable 不適用

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)
第 III 部份：以下裝置乃按機電工程署公布的相關實務守則設計

Type of Installations 裝置類型	YES 是	NO 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法		✓	

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the Phase by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

註腳：

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效益，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量〔以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將期數的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：–

   (a) "每年能源消耗量"與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的「年能源消耗」具有相同涵義；及

   (b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. "基準樓宇"與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的"基準建築物模式(零分標準)"具有相同涵義。
3. "中央屋宇裝備裝置"與樓宇的屋宇裝備裝置能源效益實務守則(2010年2月版)(草稿)中的涵義相同。

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase ("**Agreement**") to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the Agreement, sub-sell that Residential Unit or Parking Space or transfer the benefit of the Agreement of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

2. If the Vendor, at the request of the purchaser under an Agreement, agrees (at its own discretion) to cancel the Agreement or the obligations of the purchaser under the Agreement, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the Agreement and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement.

3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.

4. The purchaser who has signed an Agreement has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Phase as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than $100 per request.

5. Special Condition No. (3) of the Government Grant stipulates that:-

   (a) The Purchaser shall:

      (i) within 66 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

         (I) lay and form that portion of the future public road shown coloured green on the plan annexed hereto (hereinafter referred to as "**the Green Area**"); and

         (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "**the Structures**")

      so that building, pedestrian traffic and emergency vehicular traffic may be carried on the Green Area;

      (ii) within 66 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

      (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No. (4)(b) hereof;

   (b) In the event of the non-fulfillment of the Purchaser's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.

   (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

6. Special Condition No. (4) of the Government Grant stipulates that:-

   (a) The Purchaser hereby acknowledges that as at the date of this Agreement, the Green Area is an existing access for pedestrian traffic (hereinafter referred to as "**the Existing Access**"). The Purchaser shall maintain at his own expense and in all respects to the satisfaction of the Director the Existing Access until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No. (4)(b) hereof.

   (b) For the purpose only of carrying out the necessary works specified in Special Conditions Nos. (3)(a) and (34)(b) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free and uninterrupted access over and along the Green Area for all Government and public pedestrian traffic and emergency vehicular traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Conditions Nos. (3)(a) and (34)(b) hereof or otherwise.

7. Special Condition No. (5) of the Government Grant stipulates that:-

   The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Conditions Nos. (3)(a) and (34)(b) hereof.

8. Special Condition No. (6) of the Government Grant stipulates that:-

   (a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area:

      (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (3)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Conditions Nos. (3)(b) and (34)(c) hereof and any other works which the Director may consider necessary in the Green Area;

      (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

      (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repair, replacement and alteration of any other waterworks installations within the Green Area.

   (b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.

9. Special Condition No. (32) of the Government Grant stipulates that:-

(a) (i) The Purchaser hereby acknowledges that as at the date of this Agreement, there is an existing footpath on the Pink Hatched Green Area and the Pink Hatched Green Stippled Black Area (hereinafter referred to as "**the Existing Footpath**") and all members of the public at all times have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot on, along or through the Existing Footpath to and from the Graves and Kam Taps referred to in Special Condition No. (36)(b)(iii) hereof.

(ii) Without prejudice to the generality of the provisions of General Condition No. (5) hereof, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing at the date of this Agreement subject to the presence and use of the Existing Footpath and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect of or on account of the same. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser by reason of the presence and use of the Existing Footpath.

(iii) Subject to sub-clauses (b) and (c) of this Special Condition, the Purchaser shall not obstruct, interfere, close, alter, divert, relocate, demolish or permit to be obstructed, interfered, closed, altered, diverted, relocated or demolished the Existing Footpath or any part thereof.

(b) Unless and until the Existing Footpath or any part thereof is altered or relocated by the Purchaser in accordance with sub-clause (c)(i) of this Special Condition and until the Replacement Footpath referred to in sub-clause (c)(i) of this Special Condition is completed and the Government and all members of the public are permitted to have free and uninterrupted access to pass and repass on, along or through the Replacement Footpath in accordance with sub-clause (c)(iii)(I) of this Special Condition, the Purchaser shall at all times throughout the term hereby agreed to be granted:

(i) permit the Government and all members of the public at all times to have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot on, along or through the Existing Footpath to and from the Graves and Kam Taps referred to in Special Condition No. (36)(b)(iii) hereof without any hindrance; and

(ii) at his own expense keep and maintain the Existing Footpath in good and substantial repair and condition in all respects to the satisfaction of the Director.

(c) (i) Subject to the prior written approval of the Director, the Purchaser may at his own expense and in all respects to the satisfaction of the Director alter or relocate the Existing Footpath or any part thereof to such location or locations within the lot as may be approved by the Director (the Existing Footpath as altered or relocated as aforesaid is hereinafter referred to as "**the Replacement Footpath**").

(ii) The Replacement Footpath shall have a clear width of not less than one metre and shall comply with any requirements as shall be imposed by the Director.

(iii) Upon completion of the Replacement Footpath, the Purchaser shall at all times throughout the term hereby agreed to be granted:

(I) permit the Government and all members of the public at all times to have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot on, along or through the Replacement Footpath to and from the Graves and Kam Taps referred to in Special Condition No. (36)(b)(iii) hereof without any hindrance; and

(II) at his own expense keep and maintain the Replacement Footpath in good and substantial repair and condition in all respects to the satisfaction of the Director.

(d) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfillment of the Purchaser's obligations under sub-clauses (b) and (c) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance. The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence, repair, maintenance, use, alteration and relocation of the Existing Footpath, the construction, presence, repair, maintenance and use of the Replacement Footpath and the Purchaser's non-fulfilment of his obligations under sub-clauses (b) and (c) of this Special Condition or otherwise.

(e) It is hereby expressly agreed, declared and provided that by imposing the obligations on the part of the Purchaser contained in sub-clauses (b)(i) and (c)(iii)(I) of this Special Condition, neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Existing Footpath or the Replacement Footpath or any part or parts thereof to the public for the right of passage.

(f) It is hereby expressly agreed, declared and provided that the obligations on the part of the Purchaser contained in sub-clauses (b)(i) and (c)(iii)(I) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

10. Special Condition No. (36) of the Government Grant stipulates that:-

(a) The Purchaser hereby acknowledges that the lot may be affected by landslip hazards and boulder falls hazards (hereinafter collectively referred to as "**the hazards**") including but not limited to those arising from the area shown coloured green cross-hatched black on the plan annexed hereto (hereinafter referred to as "**the Green Cross-hatched Black Area**").

(b) (i) The Purchaser shall within 12 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director) at his own expense carry out and complete in all respects to the satisfaction of the Director geotechnical investigation (hereinafter referred to as "**the Geotechnical Investigation**") within the lot and the Green Cross-hatched Black Area for the hazards. No ground investigation shall be carried out on any Government land outside the Green Cross-hatched Black Area without the prior written consent of the Director.

(ii) The findings of the Geotechnical Investigation shall include among others, a proposal for carrying out, completing and maintaining within the lot all necessary mitigation and stabilisation works and associated works, including works to provide access for subsequent maintenance of the completed mitigation and stabilisation works, to the satisfaction of the Director. No mitigation and stabilisation works and associated works shall be carried out within the Green Cross-hatched Black Area or any Government land outside the Green Cross-hatched Black Area except with the prior written consent of the Director.

(iii) The Purchaser hereby acknowledges that as at the date of this Agreement, there are existing within the Green Cross-hatched Black Area a footpath (which existing footpath is for identification purpose shown and marked on the plan annexed hereto and is hereinafter referred to as "**the Footpath**") and some graves and kam taps (which graves and kam taps are hereinafter collectively referred to as "**the Graves and Kam Taps**"). The Purchaser shall take or cause to be taken all proper and adequate care, skills and precautions when carrying out the Geotechnical Investigation to avoid causing any damage, disturbance or interference to the Footpath or any part thereof and the Graves and Kam Taps. The Purchaser shall not interfere with or obstruct or remove or relocate or permit or suffered to be interfered with or obstructed or removed or relocated the Footpath or any part thereof and the Graves and Kam Taps without the prior written approval of the Director.

(iv) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfillment of the Purchaser's obligations under sub-clauses (b)(i) and (b)(iii) of this Special Condition or the presence and use of the Footpath or the presence of the Graves and Kam Taps or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(v) The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the carrying out and completing of the Geotechnical Investigation.

(c) Upon completion of the Geotechnical Investigation, the Purchaser shall within 66 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director carry out and complete all necessary mitigation and stabilization works and associated works, including works to provide access for subsequent maintenance of the completed mitigation and stabilisation works, as the Director in his absolute discretion shall approve and require within the lot (hereinafter referred to as "**the Mitigation and Stabilization Works**") so as to protect any building or buildings or structure or structures erected or to be erected on the lot or any part thereof and any residents or occupiers therein and their bona fide guests, visitors and invitees from the hazards including but not limited to those arising from the Green Cross-hatched Black Area.

(d) (i) Upon completion of the Mitigation and Stabilization Works, the Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the Mitigation and Stabilization Works in good substantial repair and condition in all respects to the satisfaction of the Director to ensure that the Mitigation and Stabilization Works shall continue to perform their designed functions. In addition to any rights or remedies the Government may have against the Purchaser for non-fulfilment of the Purchaser's obligations to maintain the Mitigation and Stabilization Works as herein provided, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out such maintenance works within such time period as the Director shall in his absolute discretion deem fit. If the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, or as required in an emergency, the Director may forthwith execute and carry out the required maintenance works as he may consider necessary and the Purchaser shall on demand pay to the Government a sum equal to the cost thereof, together with any administrative and professional fees and charges. The cost together with the administrative and professional fees and charges shall be as determined by the Director whose determination shall be final and shall be binding upon the Purchaser.

(ii) There is reserved unto the Government, the Director and his officers, agents and contractors and any persons authorized by the Director with or without tools, equipment, plant or machinery the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof at all times for the purpose of carrying out any necessary works in accordance with sub-clause (d)(i) of this Special Condition.

(iii) The Government, the Director and his officers, agents and contractors and any persons duly authorized under sub-clause (d)(ii) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise of the rights conferred under sub-clause (d)(ii) of this Special Condition and no claim whatsoever shall be made against the Government, the Director and his officers, agents and contractors and any persons duly authorized under sub-clause (d)(ii) of this Special Condition by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(e) The Geotechnical Investigation and the Mitigation and Stabilization Works shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation and any other relevant legislation.

(f) In the event that any damage is done to the Green Cross-hatched Black Area or any part thereof, any Government land or any land outside the lot as a result of or arising out of the carrying out of the Geotechnical Investigation or the carrying out and completing, inspecting and maintaining the Mitigation and Stabilization Works, the Purchaser shall make good such damage at his own expense within such time limit as shall be required by and in all respects to the satisfaction of the Director.

(g) The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, claims, costs, charges, demands, actions and proceedings whatsoever including but not limited to any damage to or loss of properties and life or personal injuries arising directly or indirectly out of or incidental to any works including works being carried out or having been carried out pursuant to the provisions of this Special Condition or the omission, neglect or default by the Purchaser to fulfill any of the obligations under this Special Condition.

11. Special Condition No.(9)(g) of the Government Grant stipulates that:-

The total number of residential units erected or to be erected on the lot shall not be less than 735 and for the purpose of these Conditions, the decision of the Director as to what constitutes a residential unit shall be final and binding on the Purchaser.

12. Special Condition No.(47) of the Government Grant stipulates that:-

Except with the prior written consent of the Director, the Purchaser shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Purchaser.

13. Clause 75(a) and Clause 75(b) of Section X of the approved form of Deed of Mutual Covenant and Management Agreement stipulates that:-

(a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands.

(b) The Manager shall deposit in the management office the record provided by the Director of Lands of the information relating to the consent given under the provision in sub-clause (a) of this Clause for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.

14. The total number of residential units in the Phase of the Development is 495.

1. 買方須於正式買賣合約(「**買賣合約**」)下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位或停車位之買賣合約之權益，或訂立任何有關上述提名、轉售或轉移權益之協議。

2. 若賣方應買賣合約下買方要求同意(同意與否賣方有酌情權決定)取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價5%之金額，另買方須向賣方繳付或補還(視屬何情況而定)所有與取消買賣合約有關之法律費用、收費及開銷(包括任何印花稅)。

3. 賣方將會或已經(視屬何情況而定)支付所有關於發展項目在其上興建之土地於批地文件日期起計至相關買家轉讓契日期(包括該兩日)期間之未付地稅。

4. 已簽署買賣合約之買方有權查閱，亦可要求取得有關完成興建期數所需的總建築費及總專業服務費與及截至提出該要求之前一個月月底為止已花費及支付的總建築費及總專業服務費之最新資料副本一份，惟買方須就每項上述獲得副本之要求繳付不超過港幣一百元之象徵式費用。

5. 批地文件特別條款第(3)條規定：-

(a) 買家須：-

(i) 由本協議之日起66個曆月內(或署長批准之其他延長時間)，自費以署長批准的方式及物料及標準、水平、位置和設計進行下列工程，以全面達致署長滿意：

(I) 鋪設及平整在本協議附錄圖則上以綠色顯示之未來公共道路部份(下稱「**綠色範圍**」)；及

(II) 提供及興建橋、隧道、上跨路、下通道、下水道、高架橋、行車天橋、行人路、道路或署長全權酌情要求的其他構築物(以下統稱「**該等構築物**」)

以便在綠色範圍興建建築物及供行人及緊急車輛往來；

(ii) 由本協議之日起66個曆月內(或署長可批准之其他延長時間)，自費在綠色範圍鋪設路面、建造路緣及渠道並為其提供署長要求的溝渠、下水道、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以達致署長滿意；及

(iii) 自費保養綠色範圍，連同該等構築物及所有在該範圍之上或之內興建、設置及提供的構築物、表面、溝渠、下水道、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以達致署長滿意，直至按特別條件第(4)(b)條交還綠色範圍的管有權為止；

(b) 倘若買家不於本特別條件(a)分條所述的指定期限內履行該分條訂明的責任，政府可進行必要的工程，費用由買家承擔。買家須在政府要求時向政府支付相等於有關費用的款項，金額由署長決定，而其決定是最終決定並約束買家。

(c) 就任何買家或任何其他人招致或蒙受的損失、破壞、滋擾或干擾，不論是因買家履行本特別條件(a)分條的責任或政府行使本特別條件(b)分條的權利或其他權利而起的或隨之而來的，政府概不承擔任何責任；買家亦不得就該等損失、破壞、滋擾或干擾向政府提出任何申索。

6. 批地文件特別條款第(4)條規定：-

(a) 買家在此確認於本協議之日，綠色範圍是一條供行人往來的現有通道(下稱「**現有通道**」)。買家須自費保養現有通道，以全面達致署長滿意，直至買家根據特別條件第(4)(b)條將綠色範圍的管有權重新交還。

(b) 僅為了按特別條件第(3)(a)條及(34)(b)條進行必要工程，買家在本協議之日獲授予綠色範圍的管有權。綠色範圍須在政府要求時交還予政府，而於任何情況下，倘若署長發信表示其滿意接受此等條件已經履行，則綠色範圍於發信日期即被視作已由買家交還予政府。買家管有綠色範圍期間，須於所有合理時間允許所有政府及公眾行人及緊急車輛自由及不受阻礙通行及往來綠色範圍，並須確保按特別條件第(3)(a)條及(34)(b)條或其他進行的工程不會干擾或妨礙通行。

7. 批地文件特別條款第(5)條規定：-

除非獲得署長事先書面同意，買家不得使用綠色範圍存放物品或搭建任何臨時構築物，又或作進行特別條件第(3)(a)條及(34)(b)條指定工程以外用途。

8. 批地文件特別條款第(6)條規定：-

(a) 買家管有綠色範圍期間，須於所有合理時間：-

(i) 允許政府、署長及其人員、承辦商及代理人及署長授權的任何人士有權進出、返回及通過該地段及綠色範圍，以視察、檢查及監督遵照特別條件第(3)(a)條進行的任何工程，並且進行、視察、檢查及監督按特別條件第(3)(b)條及(34)(c)條進行的工程以及綠色範圍內署長認為必要的其他工程；

(ii) 允許政府及政府授權的相關公用事業公司有權按需要進出、返回及通過該地段及綠色範圍，以於綠色範圍之內、之上或之下或任何毗連土地進行任何工程，包括但不限於鋪設及其後維修所有必要水渠、電線、管道、電線槽及其他導體和輔助設備，藉此提供擬供該地段或任何毗連或毗鄰土地或樓宇使用的電話、電力、氣體(如有)及其他服務。買家須與政府及政府正式授權的相關公用事業公司全面合作，以處理關乎上述擬於綠色範圍內進行的工程之所有事宜；及

(iii) 允許水務監督人員及其授權之其他人士有權按需要進出、返回及通過該地段及綠色範圍，以進行任何關於運作、保養、維修、更換及改動綠色範圍內任何其他水務裝置的工程。

(b) 就任何因政府、署長、其官員、承辦商、代理人及任何其他根據本特別條件(a)分條獲妥為授權的人士或公用事業公司行使權利而起的或隨之而來的任何對買家或任何其他人士所造成或買家或任何其他人士所蒙受的損失、破壞、滋擾或干擾，政府、署長、其官員、承辦商、代理人及其他根據本特別條件(a)分條獲妥為授權的人士或公用事業公司概不承擔任何責任。

9. 批地文件特別條款第(32)條規定：-

(a) (i) 買家在此確認於本協議之日，在粉紅色間綠斜線範圍及粉紅色間綠斜線綴黑點範圍之上有一條現有行人小徑(下稱「**現有小徑**」)，公眾人士可於任何時間自由及不受阻礙以步行方式通過和再通過或穿越現有小徑，以往來特別條件第(36)(b)(iii)條所指的墳墓和金塔，而無須繳付任何性質的款項。

(ii) 茲毋損一般條件第(5)條的一般規定，買家將被視為滿意及接受該地段於本協議之日的狀態及狀況是受限於現有小徑的存在和使用，買家不得就此或因此作出或提出任何性質的反對和索償。政府對因現有小徑的存在和使用而令買家招致或蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任或法律責任。

(iii) 受限於本特別條件(b)及(c)分條，買家不得阻塞、干預、關閉、改變、改道、搬遷、拆除或容許他人阻塞、干預、關閉、改變、改道、搬遷或拆除現有小徑或其任何部份。

(b) 除非及直至買家按本特別條件(c)(i)分條改變或搬遷現有小徑或其任何部份，並直至本特別條件(c)(i)分條所指的代替小徑完工，而且政府和公眾人士按本特別條件(c)(iii)(I)分條獲准自由及不受阻礙通過和再通過或穿越代替小徑，則買家須於在本協議批出年期期間：-

(i) 允許政府及公眾人士於任何時間自由及不受阻礙以步行方式通過和再通過或穿越現有小徑，以往來特別條件第(36)(b)(iii)條所指的墳墓和金塔，而不受任何阻礙，且無須繳付任何性質的款項；及

(ii) 自費保持及維修現有小徑於修繕妥當及良好的保養狀態，以全面達致署長滿意。

(c) (i) 如事前經署長書面批准，買家可自費改動或搬遷現有小徑或其任何部份至該地段內署長批准之位置，以全面達致署長滿意(上述被改動或搬遷之現有小徑下稱「**代替小徑**」)。

(ii) 代替小徑須有不少於一米的淨濶度，並須符合署長施加的任何要求。

(iii) 代替小徑完工後，買家須於本協議批出年期期間：-

(I) 允許政府及公眾人士於任何時間自由及不受阻礙以步行方式通過和再通過或穿越代替小徑，以往來特別條件第(36)(b)(iii)條所指的墳墓和金塔，而不受任何阻礙，且無須繳付任何性質的款項；及

(II) 自費保持及維修代替小徑於修繕妥當及良好的保養狀態，以全面達致署長滿意。

(d) 倘因履行本特別條件(b)及(c)分條所指的責任或其他原因而導致或引致買家蒙受或招致任何損失、損害、滋擾或干擾，政府概毋須就此承擔責任，買家亦不可就該等損失、損害、滋擾或干擾向政府索償。買家在此彌償並保持政府彌償於任何直接或間接因現有小徑的存在、維修、保養、使用、改建及搬遷、代替

小徑的建造、存在、維修、保養及使用及買家未能履行本特別條件(b)及(c)分條或其他特別條件所指的責任而導致的任何責任、損失、損害、索償、費用、支出、收費、索求、訴訟及法律程序。

(e) 在此明文同意、宣告及指明，按本特別條件(b)(i)及(c)(iii)(I)分條向買家施加的責任，買家無意撥供、政府亦並非同意任何撥供現有小徑或代替小徑或其任何部份予公眾作通越用途。

(f) 在此明文同意、宣告及指明，按本特別條件(b)(i)及(c)(iii)(I)分條向買家施加的責任，不會引起按《建築物(規劃)規例》第22(1)條規例、任何修改、取代或其他的額外上蓋比率或地積比率之放寬或權利有關的期望或索償。為免存疑，買家明文放棄任何及所有按《建築物(規劃)規例》第22(1)條、任何修改或取代的額外上蓋比率或地積比率之放寬或權利有關的索償。

10. 批地文件特別條款第(36)條規定：-

(a) 買家在此確認該地段可能受山泥傾瀉危險及石礫墮下危險影響(以下統稱「**該等危險**」)，包括但不限於出現在附錄圖則上以綠色加黑十字斜線顯示之範圍(下稱「**綠色加黑十字斜線範圍**」)。

(b) (i) 買家須於本協議之日起12個曆月內(或署長批准之其他延長時間)，在該地段及綠色加黑十字斜線範圍內自費對該等危險進行及完成地質勘察(下稱「**地質勘察**」)，以全面達致署長滿意。在未取得署長事先書面同意之前，不得在綠色加黑十字斜線範圍外任何政府土地進行土地勘察。

(ii) 地質勘察的內容須包括在該地段內進行、完成和維修所有有需要的緩解及穩固工程及相關工程，包括為已完工的緩解及穩固工程的隨後維修提供進出口，以達致署長滿意。除非得到署長事先書面同意，否則不得在綠色加黑十字斜線範圍或綠色加黑十字斜線範圍外任何政府土地進行緩解及穩固工程及相關工程。

(iii) 買家在此確認於本協議之日，綠色加黑十字斜線範圍內存在一條小徑(此現有小徑顯示及標示於附錄圖則上以資識別，並下稱「**小徑**」)及一些墳墓和金塔(以下統稱「**墳墓和金塔**」)。買家在進行地質勘察期間，須採取或促使他人採取一切妥當及足夠的謹慎、技巧及預防措施，避免對小徑或其任何部分及墳墓和金塔造成任何損壞、擾亂或干擾。買家不得干擾或阻塞或移除或重置或容許其他人干擾或阻塞或移除或重置小徑或其任何部分及墳墓和金塔，除非得到署長事先書面批准。

(iv) 倘因行使本特別條件(b)(i)及(b)(iii)分條所指的買家責任、小徑的存在及使用及墳墓和金塔的存在或其他原因而導致或引致買家或其他人士蒙受或招致任何損失、損害、滋擾或干擾，政府概毋須就此承擔責任，買家亦不可就該等損失、損害、滋擾或干擾向政府索償。

(v) 買家在此彌償並保持政府彌償於任何因進行和完成地質勘察而不論直接或間接導致的任何責任、損失、損害、索償、費用、支出、收費、索求、訴訟及法律程序。

(c) 在完成地質勘察後，買家須於本協議之日起計66個曆月內(或署長批准之其他延長時間)，自費進行及完成所有必需的緩解及穩固工程及相關工程，包括在該地段由署長全權酌情批准及要求為已完工的緩解及穩固工程的隨後維修提供進出口(下稱「**緩解及穩固工程**」)，以保護任何在該地段或其部分已建或擬建的建築物或構築物，及當中的住客或佔有人及其真正客人、訪客及獲邀請人士，免受包括但不限於由綠色加黑十字斜線範圍產生的該等危險，以全面達致署長滿意。

(d) (i) 在完成緩解及穩固工程後，買家須在此批出的年期期間內自費維修緩解及穩固工程於修繕妥當及良好的保養狀態，以全面達致署長滿意，以確保緩解及穩固工程可繼續發揮其設計功能。政府除了對買家未能履行其責任維修緩解及穩固工程可採取任何權利或補償外，署長有權以書面通知要求買家於署長指定時間內進行署長全權酌情要求的維修工程。倘若買家疏忽或未能於指定時間內或在任何緊急要求下遵守上述通知以達致署長滿意，則署長可立即執行及進行其所要求及認為需要的維修工程，買家須在應要時向政府支付一筆相等於有關費用的金額，以及任何行政費和專業人員費用，有關費用及行政費和專業人員費用由署長決定，署長對此的決定是最終決定並約束買家。

(ii) 政府、署長及其人員、代理人及承辦商及任何署長授權的人士，不論是否帶備工具、設備、機械或機器，都保留於任何時間自由及不受阻礙進出、返回及通過該地段或其任何部分的權利，以按本特別條件(d)(i)分條進行任何必要的工程。

(iii) 倘因行使本特別條件(d)(ii)分條所述的權利而導致或引致買家蒙受或招致任何損失、損害、滋擾或干擾，政府、署長及其人員、代理人及承辦商及任何按本特別條件(d)(ii)分條獲妥為授權的人士概毋須就此承擔責任，買家亦不可就該等損失、損害、滋擾或干擾向政府、署長及其人員、代理及承辦商及任何按本特別條件(d)(ii)分條獲妥為授權的人士索償。

(e) 地質勘察及緩解及穩固工程須全面符合《建築物條例》、其附屬規例及任何修訂法例及其他相關法例。

(f) 倘若因進行地質勘察或進行及完成、檢查及維修緩解及穩固工程，而令綠色加黑十字斜線範圍或其任何部分、任何政府土地或該地段外任何土地有任何損壞，買家須自費在署長要求的時限內修復此等損壞，以全面達致署長滿意。

(g) 買家在此彌償並保持政府彌償於任何因按本特別條件 進行或已進行的工程或買家遺漏、疏忽或因買家未能履行本特別條件的責任而不論直接或間接導致的任何責任、損失、損害、索償、費用、支出、收費、索求、訴訟及法律程序(包括但不限於任何財產、性命損失或人身損傷)。

11. 批地文件特別條款第(9)(g)條規定：-

在該地段已建或擬建的住宅物業總數不得少於735個，而就本批地文件而言，署長對於何為構成住宅物業的決定是最終決定並約束買家。

12. 批地文件特別條款第(47)條規定：-

除非得到署長事先書面同意，承授人不得進行或允許其他人進行任何在該地段上已建或擬建的任何住宅單位有關的任何工程，包括但不限於拆除或改動任何隔間牆或任何地台或天台厚板或任何隔間構築物，而有關拆除或改動會導致上述單位在內部連結至並可通往該地段已建或擬建的任何毗連或毗鄰住宅單位。署長對於如何構成單位在內部連結至並可通往任何毗連或毗鄰住宅單位的工程的決定是最終決定並約束承授人。

13. 已批准格式之公契及管理協議第X章第75(a)條及第75(b)條規定：-

(a) 除非獲地政總署署長事先書面同意，否則任何住宅單位業主不得進行或允許或容許進行任何涉及其住宅單位的工程，包括但不限於拆除或改動任何間隔牆或任何地板或天台樓板或任何間隔構築物，以導致該住宅單位的內部連接至任何毗鄰或毗連住宅單位，及可從任何毗鄰或毗連住宅單位通往該住宅單位。

(b) 管理人須於管理處備存地政總署署長提供有關上文(a)分段所給予同意的資料記錄，以供所有業主免費查閱，及在繳付合理的費用後取得該記錄之副本，而收取的所有費用將撥入特別基金。

14. 發展項目期數的住宅物業總數為495個。

BJ5

DATE OF PRINTING OF SALES BROCHURE
售樓說明書印製日期

Date of printing of this Sales Brochure: 4 June 2019

本售樓說明書印製日期：2019年6月4日

POSSIBLE FUTURE CHANGE
日後可能出現的改變

There may be future changes to the Phase and the surrounding area.

期數及其周邊地區日後可能出現改變。

Examination/ Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
4 September 2019 2019年9月4日	AH	Updated the Location Plan of the Development. 更新發展項目的所在位置圖。
	AI2 & AI3	Added the Aerial Photographs of the Phase. 新增期數的鳥瞰照片。
	AK	Updated the Layout Plan of the Development. 更新發展項目的布局圖。
	AL1, AL3 & AL5	Revised some of the information set out in Floor Plans of Residential Properties in the Phase. 修訂期數的住宅物業的樓面平面圖的部分資料。
	AU1 – AU4	Updated Elevation Plan for the Phase. 更新期數中的建築物的立面圖。
	AX9 & AX10	Revised some of the information set out in Fittings, Finishes and Appliances. 修訂裝置、裝修物料及設備的部分資料。